

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
2/28/2023
4:00 PM

Opening	Roll Call	Chairperson Hawkinson
<input type="checkbox"/> LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 01-2023 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> Lomac Payton	Review/Ratify 01-2023 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	COCC:	\$ 132,830.16
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 103,958.72
<input type="checkbox"/> Sara Robison	Family:	\$ 93,139.82
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 42,909.94
<u>Excused:</u>	HCV:	\$ 92,251.49
	Brentwood:	\$ 145,346.44
	Prairieland:	\$ 26,592.71
<u>Others Present:</u>	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 0.00

Public Comment

Old Business None

New Business None

board agenda

Reports

Executive Director's Report – 01-2023

Derek Antoine

KCHA Legal Counsel Report – 02-2023

Jack Ball

Other Business

None

Chairperson Hawkinson

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
January 31, 2023**

The regular meeting of the Board of Commissioners of the Knox County Housing Authority was held at the Moon Towers Board Room. Roll call was taken, and the following Commissioners were present:

PRESENT: LaToya Carson
 Jared Hawkinson
 Joseph Riley
 Dena May Turner

EXCUSED: Lomac Payton
 Joey Range
 Sara Robison

ABSENT:

Also, present were Derek Antoine, Executive Director; Cheryl Lefler, Assistant Director; Lee Lofing, Finance Coordinator; Jack Ball, Legal Counsel.

Chairperson Hawkinson called the meeting to order at 4:26 p.m. and declared that a quorum was present.

Chairperson Hawkinson then asked if there were any additions or corrections to the previous meeting's minutes. Commissioner Riley made a motion to approve the December 2022 minutes as presented; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Chairperson Hawkinson then requested the Board review and ratify the December 2022 financial reports. After brief discussion, Commissioner Riley made a motion to ratify the financial reports for December 2022 as presented; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

December 2022 claims against the HA Administration in the sum of \$568,935.38; Central Office Cost Center in the sum of \$172,662.41; Moon Towers in the sum of \$67,473.18; Family in the sum of \$85,496.42; Bluebell in the sum of \$15,897.15; Housing Choice Voucher Program in the sum of \$104,676.72; Brentwood (A.H.P.) in the sum of \$90,271.47; Prairieland (A.H.P.) in the sum of \$29,158.03; Capital Fund '20 in the sum of \$3,300.00; Capital Fund '21 in the sum of \$0.00; and Capital Fund '22 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for December 2022; Commissioner Turner seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye
Motion Carried, 4-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #17 from Hein Construction for 504 Modification Phase 3. Mr. Antoine reviewed the current work as outlined in the board memo. Alliance Architects has reviewed and signed approval for pay request #17. After brief discussion, Commissioner Carson made a motion to approve Pay Request #17 from Hein Construction for 504 Modification Phase 3 in the amount of \$69,489.53; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2022-08 for Adoption of Public Housing Flat Rent Schedule FFY 2023. Mr. Antoine reviewed the process as outlined in the Board memo. After brief discussion, Commissioner Carson made a motion to approve Resolution 2022-08 for Public Housing Flat Rent Schedule FFY 2023; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Turner - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Selection of Contractor for 504 Modification/Rehabilitation - Phase 4. Mr. Antoine reviewed the project and solicitation process as outlined in the Board memo. Mr. Antoine stated that Phase 4 would include the installation of three fully accessible playgrounds at the Family Sites, installation of new roofs at Moon Towers and the Central Office Cost Center, site work to address drainage issues and the construction of a new pavilion at Blue Bell Tower. In summarizing the outreach efforts, Mr. Antoine said that up until the bid opening time, it was anticipated that two bids would be forthcoming; however, one bidder withdrew at the last-minute resulting in the single bid from Hein Construction. Alliance Architecture completed a full review of the bid submission and recommended Hein Construction for selection. After brief discussion, Commissioner Carson made a motion to approve a contract with Hein Construction for 504 Modification/Rehabilitation - Phase 4 in the amount of \$1,735,000.00; Commissioner Riley seconded. Roll

call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Selection of Contractor for CCP Drainage Project. Mr. Antoine reviewed the project and solicitation process. A site drainage issue resulted in water infiltrating the unit and causing mold and foundation separation issues. This project will include site work as well as interior renovations in the unit. Two bids were submitted for this project. Alliance Architecture completed a full review of the bids and recommended Hein Construction for selection. After brief discussion, Commissioner Riley made a motion to approve Hein Construction as the contractor for the CCP Drainage Project in the amount of \$72,600.00; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Provider/Rates for CY 2023 Employee Group Medical/Dental/Vision. Mr. Antoine reported that the agency was not accepted into the approved IHP plan. Thus, an alternative plan was presented - Blue Cross Blue Shield HRA (health reimbursement arrangement). Mr. Antoine referred to the board memo which outlines how this plan will work. After brief discussion, Commissioner Carson made a motion to approve Blue Cross Blue Shield PPO - HRA for group medical coverage of calendar year 2023 with the maximum amounts for employee reimbursement of Employee-only: \$3,500 (\$4,400 maximum reimbursement) and Employee-Family: \$9,500 (\$4,410 maximum reimbursement); Commissioner Turner seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2023-01 - Approval of Bad Debt Charge-Offs for the Period Ending December 31, 2022. Mr. Antoine highlighted the changes that will be made in the CFP submissions as outlined in the resolution. After brief discussion, Commissioner Carson made a motion to approve Resolution 2023-01 - Approval of Bad Debt Charge-Offs for the Period Ending December 31, 2022 in the amount of \$15,015.33; Commissioner Turner seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

REPORTS

The Executive Director Report was emailed prior to the meeting. Chairperson Hawkinson highlighted commissioner training to be done (FOIA, ethics and sexual harassment prevention) as well as the training opportunity at the Nelrod Conference in Las Vegas April 17-21, 2023.

The Legal Counsel Report emailed prior to the meeting. Mr. Ball highlighted the cases that had appearances that day.

OTHER BUSINESS

None.

ADJOURNMENT

Commissioner Riley made a motion to adjourn the meeting at 4:49 p.m.; Commissioner Turner seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Jan-23</u>	<u>Current YTD</u>		
Operating Income	\$124,329.14	\$1,042,267.02		
Operating Expenses	\$132,855.50	\$1,221,036.23		
Net Revenue Income/(Loss)	(\$8,526.36)	(\$178,769.21)	COCC - Cash, Investments, A/R, & A/P	\$1,072,568
<hr/>				
<u>MOON TOWERS</u>	<u>Jan-23</u>	<u>Current YTD</u>		
Operating Income	\$81,237.62	\$754,793.50	Moon - Cash, Investments, A/R, & A/P	\$ 658,313
Operating Expenses	\$103,958.72	\$740,643.92	Minimum Reserve Position	\$ 296,258
Net Revenue Income/(Loss)	(\$22,721.10)	\$14,149.58	Over/(Under) Minimum Reserve Position	\$362,055
<hr/>				
<u>FAMILY SITES</u>	<u>Jan-23</u>	<u>Current YTD</u>		
Operating Income	\$98,394.89	\$982,442.61	Family - Cash, Investments, A/R, & A/P	\$ 978,062
Operating Expenses	\$93,139.82	\$856,606.11	Minimum Reserve Position	\$ 342,642
Net Revenue Income/(Loss)	\$5,255.07	\$125,836.50	Over/(Under) Minimum Reserve Position	\$635,419
<hr/>				
<u>BLUEBELL</u>	<u>Jan-23</u>	<u>Current YTD</u>		
Operating Income	\$21,661.87	\$199,542.66	Bluebell - Cash, Investments, A/R, & A/P	\$ 208,965
Operating Expenses	\$42,909.94	\$217,441.00	Minimum Reserve Position	\$ 86,976
Net Revenue Income/(Loss)	(\$21,248.07)	(\$17,898.34)	Over/(Under) Minimum Reserve Position	\$121,988

Monthly Notes:

- For income: COCC received \$47,274 from maintenance labor charges and \$66,268 from fees: \$39,868 for management fees, \$4,240 for asset management fees; \$5,610 for bookkeeping fees; \$10,600 for maintenance fees and \$5,890 for safety/security fees. The HA also received \$10,773.88 from the City of Galesburg for Warming Shelter expenses.
- The amps received \$122,047 in subsidy from HUD with Moon Towers receiving \$41,328; Family \$73,479; and Bluebell \$7,240.
- Expenses worth noting for the month: renewal of ahrma for 2023, the additional payroll and expenses of the warming shelter (which will be reimbursed from the city), utilities, quarterly pest control and sewer repair and replacement of casing valve on fire pump at Bluebell.
- Overall, Moon and Family remain in the black for the year with COCC and Bluebell in the red.

AHP

<u>BRENTWOOD</u>	<u>Jan-23</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Jan-23</u>	<u>Current YTD</u>
Operating Income	\$36,280.03	\$347,830.20	Operating Income	\$31,598.00	\$311,391.82
Operating Expenses	\$146,083.56	\$497,154.00	Operating Expenses	\$27,249.13	\$278,533.88
Net Revenue Income/(Loss)	(\$109,803.53)	(\$149,323.80)	Net Revenue Income/(Loss)	\$4,348.87	\$32,857.94
Brentwood's Cash, Investments, A/R, & A/P	(\$32,785.76)		Prairieland's Cash, Investments, A/R, & A/P	\$155,200.97	
			Restricted Cash (Sec. Dep., Reserve, Receipts)	(\$296,335.37)	
			PL's Total Cash	(\$141,134.40)	

Monthly Notes:

- For Income: Brentwood received \$35,887.75 in tenant income and Prairieland's received \$27,625 in tenant income.
- For expenses, payment number four was made for the balcony replacement project at Brentwood totaling \$114,129. This will be moved out of expenses and recorded as a fixed asset at year-end.
- Overall, Prairieland remains in the black with Brentwood showing in the red for the month and year-to-date due to the balcony project expenses.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Jan-23</u>	<u>Current YTD</u>
Operating Income	\$12,931.97	\$137,222.31
Operating Expenses	\$14,639.49	\$133,096.53
Net Revenue Income/(Loss)	(\$1,707.52)	\$4,125.78

<u>HAP</u>	<u>Jan-23</u>	<u>Current YTD</u>
Operating Income	\$77,764.00	\$750,440.00
Operating Expenses	\$77,612.00	\$761,019.49
Net Revenue Income/(Loss)	\$152.00	(\$10,579.49)

Unrestricted Net Position (UNP)

Prior Month Balance	\$ 43,979.22
Investment in Fixed Assets	\$ -
Monthly HCV Admin Revenue - Gain/(Loss)	\$ (2,152.52)
Transfer to NRP or Adjustment	\$ -
UNP Ending Balance Per VMS	\$41,826.70

Restricted Net Position (RNP)

Prior Month Balance	\$ 16,970.57
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	\$ (574.00)
Transfer from UNP or Adjustment	\$ -
RNP Ending Balance per VMS	\$16,396.57

Monthly Notes:

- HCV received \$12,382 in admin fee subsidy from HUD and shows a decrease in revenue of \$1,707.52 for the month with unrestricted net position showing a balance of \$41,826.70.

Monthly Notes:

- HCV received \$77,222 in HAP subsidy from HUD and shows an increase in revenue of \$152 for the month with restricted net position showing a balance of \$16,396.57.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Jan-23</u>	<u>Current YTD</u>
Operating Income	\$ 1,119.00	\$ 21,267.00
Operating Expenses	\$ 457.33	\$ 21,071.27
Net Revenue Income/(Loss)	\$661.67	\$195.73

<u>HAP</u>	<u>Jan-23</u>	<u>Current YTD</u>
Operating Income	\$ 11,701.00	\$ 60,761.00
Operating Expenses	\$ 7,282.00	\$ 69,033.00
Net Revenue Income/(Loss)	\$4,419.00	(\$8,272.00)

EHV (UNP)

Prior Month Balance	\$ 14,526.62
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 661.67
EHV UNP Ending Balance	\$15,188.29

EHV (RNP)

Prior Month Balance	\$ 4,318.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ 4,419.00
RNP Ending Balance per VMS	\$8,737.00

Monthly Notes:

- EHV received \$1,119 in admin fee subsidy from HUD and an increase in revenue of \$661.67 for the month.

Monthly Notes:

- EHV received \$11,701 in HAP subsidy and had an increase in revenue of \$4,419.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Jan-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 82,503.17
Family Sites	\$ -	\$ 268,068.44
Bluebell	\$ -	\$ 7,134.76
Brentwood	\$ -	\$ 34,390.35
Prairieland	\$ -	\$ 40,151.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$ -	\$ 477,237.88

Tenant Online Payments

<u>Property Sites</u>	<u>Jan-23</u>	<u>FYE 2023</u>
Moon Towers	\$ 2,965.11	\$ 25,294.77
Family Sites	\$ 3,320.25	\$ 46,426.00
Bluebell	\$ 655.00	\$ 5,196.00
Brentwood	\$ 5,573.00	\$ 49,152.31
Prairieland	\$ 3,832.00	\$ 28,285.95
Housing Choice Voucher	\$ -	\$ -
Fiscal Year 2022 Total	\$ 16,345.36	\$ 154,355.03

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Jan-23</u>	<u>Historical</u>
Moon Towers	\$ 5.50	\$ 8,475.59
Family Sites	\$ 123.02	\$ 79,845.97
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,246.20
Prairieland	\$ -	\$ 9,260.89
Housing Choice Voucher	\$ -	\$ 12,623.10
Total	\$ 128.52	\$ 120,551.75

Monthly Bad Debt Reported	\$0.00
Historical Bad Debt	\$1,141,864.92

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$120,551.75	\$ 64,172.70
	16.18%	5.62%

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	150.00	150.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-39,868.00	-41,301.00	1,433.00	-413,010.00	-403,659.45	-495,612.00	-18.55
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	-100,000.00	-100.00
Total Line 70710	-39,868.00	-41,301.00	1,433.00	-413,010.00	-403,659.45	-595,612.00	-32.23
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-42,400.00	-42,400.00	-50,880.00	-16.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-42,400.00	-42,400.00	-50,880.00	-16.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,610.00	-5,652.00	42.00	-56,520.00	-56,340.00	-67,824.00	-16.93
Total Line 70730	-5,610.00	-5,652.00	42.00	-56,520.00	-56,340.00	-67,824.00	-16.93
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-710.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	-10,600.00	-10,600.00	0.00	-106,000.00	-106,200.00	-127,200.00	-16.51
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	0.00	-5,890.00	0.00	-11,780.00	0.00	
Total Line 70750	-16,550.00	-10,600.00	-5,950.00	-106,000.00	-118,690.00	-127,200.00	-6.69
70700 TOTAL FEE REVENUE	-66,268.00	-61,793.00	-4,475.00	-617,930.00	-621,089.45	-841,516.00	-26.19
OTHER REVENUE							
70800 Other Government Grants							
10-1-000-000-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-13.26	-8.00	-5.26	-80.00	-245.14	-96.00	155.35
Total Line 71100	-13.26	-8.00	-5.26	-80.00	-245.14	-96.00	155.35
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	-1,849.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection Income	0.00	-1,300.00	1,300.00	-13,000.00	-1,500.00	-15,600.00	-90.38
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-4,240.00	4,240.00	-42,400.00	-16,670.25	-50,880.00	-67.24
10-1-000-000-3850.020 Htg & Cooling Inc	-1,180.50	-1,433.00	252.50	-14,334.00	-15,945.25	-17,200.00	-7.30
10-1-000-000-3850.030 Snow Removal Inc	0.00	-50.00	50.00	-500.00	-100.00	-600.00	-83.33
10-1-000-000-3850.040 Elevator Maint Inc	0.00	-15.00	15.00	-150.00	0.00	-180.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	-4,909.50	0.00	-4,909.50	-37,200.00	-44,039.75	-37,200.00	18.39
10-1-000-000-3850.060 Unit Turnaround Inc	-980.50	-385.00	-595.50	-3,850.00	-9,623.25	-4,620.00	108.30
10-1-000-000-3850.070 Electrical Inc	-863.75	-1,675.00	811.25	-16,750.00	-13,959.75	-20,100.00	-30.55
10-1-000-000-3850.080 Plumbing Inc	-2,941.00	-3,100.00	159.00	-31,000.00	-30,096.79	-37,200.00	-19.09
10-1-000-000-3850.090 Exterminator Inc	-66.00	-30.00	-36.00	-300.00	-1,543.25	-360.00	328.68
10-1-000-000-3850.100 Janitorial Inc	-3,832.50	-2,825.00	-1,007.50	-28,250.00	-42,220.00	-33,900.00	24.54
10-1-000-000-3850.110 Routine Maint Inc	-32,500.25	-22,700.00	-9,800.25	-227,000.00	-232,428.26	-272,400.00	-14.67
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-300.00	-183.00	-360.00	-49.17
10-1-001-000-3690.180 WS Labor Reimb	-10,773.88	0.00	-10,773.88	0.00	-10,773.88	0.00	
Total Line 71500	-58,047.88	-37,783.00	-20,264.88	-415,034.00	-420,932.43	-490,600.00	-14.20
TOTAL OTHER REVENUE	-58,061.14	-37,791.00	-20,270.14	-415,114.00	-421,177.57	-490,696.00	-14.17
70000 TOTAL REVENUE	-124,329.14	-99,584.00	-24,745.14	-1,033,044.00	-1,042,267.02	-1,332,212.00	-21.76

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	40,154.44	34,904.00	5,250.44	383,944.00	399,702.46	453,752.00	-11.91
10-1-001-000-4110.000 Warm Shelter Salaries	12,518.10	0.00	12,518.10	0.00	19,885.81	0.00	
Total Line 91100	52,672.54	34,904.00	17,768.54	383,944.00	419,588.27	453,752.00	-7.53
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	3,000.00	-3,000.00	3,000.00	2,900.00	3,000.00	-3.33
Total Line 91200	0.00	3,000.00	-3,000.00	3,000.00	2,900.00	3,000.00	-3.33
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	610.36	50.00	560.36	500.00	355.07	600.00	-40.82
Total Line 91400	610.36	50.00	560.36	500.00	355.07	600.00	-40.82
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	11,757.80	12,250.00	-492.20	134,750.00	128,285.51	159,250.00	-19.44
10-1-000-000-4110.550 Benefit - Life Ins.	1,324.67	550.00	774.67	5,500.00	6,117.39	6,600.00	-7.31
10-1-001-000-4110.500 Warm Shelter Benefits	2,721.02	0.00	2,721.02	0.00	3,299.34	0.00	
Total Line 91500	15,803.49	12,800.00	3,003.49	140,250.00	137,702.24	165,850.00	-16.97
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	0.00	0.00	7,050.00	2,240.50	9,100.00	-75.38
10-1-000-000-4180.000 Telephone	1,274.54	600.00	674.54	6,000.00	5,837.20	7,200.00	-18.93
10-1-000-000-4190.000 Other Sundry	85.86	100.00	-14.14	1,000.00	8,973.88	1,200.00	647.82
10-1-000-000-4190.050 Office Rent Exp	450.00	300.00	150.00	3,000.00	3,450.00	3,600.00	-4.17
10-1-000-000-4190.100 Postage	714.89	200.00	514.89	2,000.00	2,243.58	2,400.00	-6.52
10-1-000-000-4190.200 Office Supplies	270.27	100.00	170.27	1,000.00	1,271.85	1,200.00	5.99
10-1-000-000-4190.250 Office Furniture	104.91	0.00	104.91	300.00	104.91	600.00	-82.52
10-1-000-000-4190.300 Paper Supplies	185.45	50.00	135.45	500.00	1,129.30	600.00	88.22
10-1-000-000-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	1,500.00	1,574.85	1,800.00	-12.51
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	2,000.00	1,838.71	2,400.00	-23.39
10-1-000-000-4190.550 Computers	1,069.00	0.00	1,069.00	1,500.00	6,563.94	1,500.00	337.60
10-1-000-000-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.700 Member Dues/Fees	375.00	2,750.00	-2,375.00	8,550.00	3,012.10	8,550.00	-64.77
10-1-000-000-4190.800 Internet Services	431.11	250.00	181.11	2,500.00	2,365.71	3,000.00	-21.14
10-1-000-000-4190.850 IT Support	305.00	300.00	5.00	3,000.00	3,485.58	3,600.00	-3.18
Total Line 91600	5,452.01	5,000.00	452.01	39,900.00	44,092.11	46,750.00	-5.69
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	0.00	800.00	-800.00	8,000.00	7,200.00	9,600.00	-25.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	800.00	-800.00	8,000.00	7,200.00	9,600.00	-25.00
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	0.00	0.00	18,650.00	6,554.60	18,650.00	-64.85
10-1-000-000-4150.010 Travel - Commissioners	0.00	0.00	0.00	9,100.00	847.50	9,100.00	-90.69
10-1-000-000-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	0.00	0.00	0.00	27,750.00	7,402.10	27,750.00	-73.33
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	394.25	0.00	394.25	0.00	2,148.13	0.00	
10-1-000-000-4120.500 Other Fee Exp	50.00	0.00	50.00	0.00	50.00	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	0.00	0.00	3,000.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	-1,063.17	1,100.00	-2,163.17	11,000.00	10,567.89	13,200.00	-19.94
10-1-000-000-4190.950 Background Verif	49.24	0.00	49.24	0.00	49.24	0.00	
10-1-001-000-4120.400 Fee for Serv Exp - WS	85.47	0.00	85.47	0.00	154.79	0.00	

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4190.000 Admin Supplies - WS	991.23	0.00	991.23	0.00	1,078.21	0.00	
Total Line 91900	507.02	1,100.00	-592.98	14,000.00	14,048.26	16,200.00	-13.28
91000 TOTAL OPERATING EXPENSE - Admin	75,045.42	57,654.00	17,391.42	617,344.00	633,288.05	723,502.00	-12.47
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	20.60	25.00	-4.40	250.00	170.49	300.00	-43.17
10-1-000-000-4315.000 Sewer	13.14	15.00	-1.86	150.00	101.91	180.00	-43.38
10-1-000-000-4320.000 Electric	668.39	350.00	318.39	3,500.00	3,611.14	4,200.00	-14.02
10-1-000-000-4330.000 Gas	744.55	175.00	569.55	1,750.00	1,530.60	2,100.00	-27.11
Total Line 93100, 93200, 93300, 93600	1,446.68	565.00	881.68	5,650.00	5,414.14	6,780.00	-20.15
93000 TOTAL UTILITIES EXPENSES	1,446.68	565.00	881.68	5,650.00	5,414.14	6,780.00	-20.15
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	30,130.25	30,802.00	-671.75	338,870.00	319,383.52	400,474.00	-20.25
10-1-000-000-4410.010 Maint Admin Salary	5,000.00	5,000.00	0.00	55,000.00	53,180.88	65,000.00	-18.18
10-1-000-000-4410.100 Maint Labor - OT	1,577.51	1,000.00	577.51	11,000.00	14,964.24	13,000.00	15.11
Total Line 94100	36,707.76	36,802.00	-94.24	404,870.00	387,528.64	478,474.00	-19.01
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	0.00	0.00	0.00	54.99	0.00	
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.070 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.080 Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	11.69	0.00	11.69	0.00	92.93	0.00	
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	32.48	0.00	
10-1-000-000-4420.126 Vehicle Supplies	14.91	0.00	14.91	0.00	372.10	0.00	
Total Line 94200	26.60	0.00	26.60	0.00	552.50	0.00	
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	0.00	0.00	0.00	281.76	0.00	
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	6,204.90	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	875.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	-1,515.70	0.00	-1,515.70	0.00	-2,854.20	0.00	
Total Line 94300 - (sub acct)	-1,515.70	0.00	-1,515.70	0.00	4,507.46	0.00	
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	14,980.11	13,462.00	1,518.11	148,082.00	131,860.63	175,006.00	-24.65
10-1-000-000-4410.510 Maint Admin Benefits	2,932.01	2,538.00	394.01	27,918.00	25,570.85	32,994.00	-22.50
Total Line 94500	17,912.12	16,000.00	1,912.12	176,000.00	157,431.48	208,000.00	-24.31
94000 TOTAL MAINTENANCE EXPENSE	53,130.78	52,802.00	328.78	580,870.00	550,020.08	686,474.00	-19.88
TOTAL PROTECTIVE SERVICES EXPENSE							

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Knox County Housing Authority
FDS Income Statement - COCC
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	0.00	0.00	0.00	0.00	0.00	0.00	
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.73	83.00	11.73	830.00	836.24	996.00	-16.04
10-1-000-000-4510.020 Liability Insurance	36.44	37.00	-0.56	370.00	362.69	444.00	-18.31
10-1-000-000-4510.030 Work Comp Insurance	2,310.30	2,333.00	-22.70	23,330.00	23,241.33	27,996.00	-16.98
Total Line 96110, 96120, 96130	2,441.47	2,453.00	-11.53	24,530.00	24,440.26	29,436.00	-16.97
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	13.00	1.85	130.00	129.69	156.00	-16.87
10-1-000-000-4510.025 PE & PO Insurance	726.30	727.00	-0.70	7,270.00	7,262.73	8,724.00	-16.75
10-1-000-000-4510.035 Auto Insurance	50.00	48.00	2.00	480.00	481.28	576.00	-16.44
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	791.15	788.00	3.15	7,880.00	7,873.70	9,456.00	-16.73
96100 TOTAL INSURANCE PREMIUM EXP	3,232.62	3,241.00	-8.38	32,410.00	32,313.96	38,892.00	-16.91
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	7,500.00	-100.00
Total Line 96210	0.00	0.00	0.00	0.00	0.00	7,500.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	0.00	0.00	0.00	0.00	7,500.00	-100.00
96900 TOTAL OPERATING EXPENSE	132,855.50	114,262.00	18,593.50	1,236,274.00	1,221,036.23	1,463,148.00	-16.55
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	8,526.36	14,678.00	-6,151.64	203,230.00	178,769.21	130,936.00	36.53

MISCELLANEOUS EXPENSE

97100 Extraordinary Maintenance

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.00	765.00	-5.00	7,650.00	7,600.00	9,180.00	-17.21
Total Line 97400	760.00	765.00	-5.00	7,650.00	7,600.00	9,180.00	-17.21
TOTAL MISCELLANEOUS EXPENSE	760.00	765.00	-5.00	7,650.00	7,600.00	9,180.00	-17.21
90000 TOTAL EXPENSES	117,299.68	115,027.00	2,272.68	1,243,924.00	1,204,218.08	1,472,328.00	-18.21
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	3,744.42	14,678.00	-10,933.58	203,230.00	172,724.94	130,936.00	31.92

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,770.00	1,770.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-36,237.11	-33,807.00	-2,430.11	-338,070.00	-335,936.61	-405,684.00	-17.19
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-36,237.11	-33,807.00	-2,430.11	-338,070.00	-335,936.61	-405,684.00	-17.19
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	-30.00	-75.00	45.00	-750.00	3,713.96	-900.00	-512.66
10-1-000-001-3690.100 Late Fees	-575.00	-317.00	-258.00	-3,167.00	-5,350.00	-3,800.00	40.79
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	0.00	0.00	-75.00	-150.00	-100.00	50.00
10-1-000-001-3690.150 Laundry Income	0.00	-1,100.00	1,100.00	-11,000.00	-9,289.68	-13,200.00	-29.62
10-1-000-001-3690.160 Vending Machine Inc	-20.02	-125.00	104.98	-1,250.00	-1,285.42	-1,500.00	-14.31
10-1-000-001-3690.180 Labor	-1,568.25	0.00	-1,568.25	0.00	-8,432.50	0.00	
10-1-000-001-3690.200 Materials	-1,306.00	0.00	-1,306.00	0.00	-2,214.33	0.00	
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-3,499.27	-1,617.00	-1,882.27	-16,242.00	-23,007.97	-19,500.00	17.99
70500 TOTAL TENANT REVENUE	-39,736.38	-35,424.00	-4,312.38	-354,312.00	-358,944.58	-425,184.00	-15.58
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-41,328.00	-35,580.00	-5,748.00	-355,801.00	-394,123.00	-426,962.00	-7.69
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-41,328.00	-35,580.00	-5,748.00	-355,801.00	-394,123.00	-426,962.00	-7.69
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	-55,000.00	0.00	-55,000.00	-100.00
Total Line 70800	0.00	0.00	0.00	-55,000.00	0.00	-55,000.00	-100.00
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-23.24	-20.00	-3.24	-200.00	-225.92	-240.00	-5.87
Total Line 71100	-23.24	-20.00	-3.24	-200.00	-225.92	-240.00	-5.87
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-150.00	-150.00	0.00	-1,500.00	-1,500.00	-1,800.00	-16.67
10-1-000-001-3190.100 Beauty Shop Rent	0.00	-150.00	150.00	-1,500.00	0.00	-1,800.00	-100.00
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	-1,105.00	1,105.00	-11,050.00	0.00	-13,260.00	-100.00
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-150.00	-1,405.00	1,255.00	-14,050.00	-1,500.00	-16,860.00	-91.10
70000 TOTAL REVENUE	-81,237.62	-72,429.00	-8,808.62	-779,363.00	-754,793.50	-924,246.00	-18.33

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	7,008.00	7,050.00	-42.00	77,550.00	76,483.53	91,650.00	-16.55
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	7,008.00	7,050.00	-42.00	77,550.00	76,483.53	91,650.00	-16.55
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.00	-254.00	2,538.00	3,045.00	3,045.00	0.00
Total Line 91200	0.00	254.00	-254.00	2,538.00	3,045.00	3,045.00	0.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	12,832.17	13,306.00	-473.83	133,060.00	130,827.39	159,672.00	-18.06
Total Line 91300	12,832.17	13,306.00	-473.83	133,060.00	130,827.39	159,672.00	-18.06
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,267.50	1,315.00	-47.50	13,150.00	12,922.50	15,780.00	-18.11
Total Line 91310	1,267.50	1,315.00	-47.50	13,150.00	12,922.50	15,780.00	-18.11
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	3,254.01	2,900.00	354.01	31,900.00	30,476.13	37,700.00	-19.16
Total Line 91500	3,254.01	2,900.00	354.01	31,900.00	30,476.13	37,700.00	-19.16
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	0.00	0.00	1,450.00	375.00	2,390.00	-84.31
10-1-000-001-4180.000 Telephone	555.18	100.00	455.18	1,000.00	2,631.41	1,200.00	119.28
10-1-000-001-4190.100 Postage	108.96	75.00	33.96	750.00	572.50	900.00	-36.39
10-1-000-001-4190.200 Office Supplies	69.10	42.00	27.10	417.00	364.23	500.00	-27.15
10-1-000-001-4190.250 Office Furniture	211.87	0.00	211.87	0.00	211.87	0.00	
10-1-000-001-4190.300 Paper Supplies	44.49	54.00	-9.51	541.00	912.50	650.00	40.38
10-1-000-001-4190.400 Printing/printers	0.00	542.00	-542.00	5,417.00	40.00	6,500.00	-99.38
10-1-000-001-4190.401 Printing Supplies	155.28	100.00	55.28	1,000.00	915.74	1,200.00	-23.69
10-1-000-001-4190.500 Printer/Copier Sup Cont	0.00	562.00	-562.00	5,625.00	0.00	6,750.00	-100.00
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	662.82	0.00	
10-1-000-001-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	192.70	104.00	88.70	1,041.00	2,962.87	1,250.00	137.03
10-1-000-001-4190.800 Internet Services	174.22	90.00	84.22	900.00	958.21	1,080.00	-11.28
10-1-000-001-4190.850 IT Support	0.00	125.00	-125.00	1,250.00	768.71	1,500.00	-48.75
Total Line 91600	1,511.80	1,794.00	-282.20	19,391.00	11,375.86	23,920.00	-52.44
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	0.00	0.00	0.00	2,411.00	1,189.38	4,236.00	-71.92
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	0.00	0.00	0.00	2,411.00	1,189.38	4,236.00	-71.92
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	6.42	0.00	6.42	0.00	975.47	0.00	
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	2,898.75	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	369.00	-369.00	3,688.00	0.00	4,425.00	-100.00
10-1-000-001-4190.000 Other Sundry	0.00	8.00	-8.00	83.00	305.01	100.00	205.01
10-1-000-001-4190.950 Background Verification	110.79	59.00	51.79	591.00	468.75	710.00	-33.98
Total Line 91900	117.21	436.00	-318.79	4,362.00	4,647.98	5,235.00	-11.21
91000 TOTAL OPERATING EXPENSE - Admin	25,990.69	27,055.00	-1,064.31	284,362.00	270,967.77	341,238.00	-20.59

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	17,700.00	17,700.00	21,240.00	-16.67
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>17,700.00</u>	<u>17,700.00</u>	<u>21,240.00</u>	<u>-16.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>17,700.00</u>	<u>17,700.00</u>	<u>21,240.00</u>	<u>-16.67</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	18.12	83.00	-64.88	833.00	677.72	1,000.00	-32.23
10-1-000-001-4220.100 Ten Ser-Supplies	513.91	17.00	496.91	167.00	524.25	200.00	162.13
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	20.00	-20.00	810.00	36.74	850.00	-95.68
10-1-000-001-4220.120 Ten Ser-Education	0.00	17.00	-17.00	167.00	0.00	200.00	-100.00
10-1-000-001-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	64.00	0.00	
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>532.03</u>	<u>137.00</u>	<u>395.03</u>	<u>1,977.00</u>	<u>1,302.71</u>	<u>2,250.00</u>	<u>-42.10</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>532.03</u>	<u>137.00</u>	<u>395.03</u>	<u>1,977.00</u>	<u>1,302.71</u>	<u>2,250.00</u>	<u>-42.10</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,594.68	1,208.00	386.68	12,083.00	12,479.55	14,500.00	-13.93
10-1-000-001-4315.000 Sewer	3,733.46	3,000.00	733.46	27,400.00	30,626.73	32,400.00	-5.47
10-1-000-001-4320.000 Electric	4,625.21	2,000.00	2,625.21	19,500.00	25,285.84	23,500.00	7.60
10-1-000-001-4330.000 Gas	17,869.24	4,500.00	13,369.24	45,000.00	36,631.76	54,000.00	-32.16
Total Line 93100, 93200, 93300, 93600	<u>27,822.59</u>	<u>10,708.00</u>	<u>17,114.59</u>	<u>103,983.00</u>	<u>105,023.88</u>	<u>124,400.00</u>	<u>-15.58</u>
93000 TOTAL UTILITIES EXPENSES	<u>27,822.59</u>	<u>10,708.00</u>	<u>17,114.59</u>	<u>103,983.00</u>	<u>105,023.88</u>	<u>124,400.00</u>	<u>-15.58</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	44,250.00	44,250.00	53,100.00	-16.67
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>44,250.00</u>	<u>44,250.00</u>	<u>53,100.00</u>	<u>-16.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	25.00	-25.00	100.00	352.50	100.00	252.50
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	1,625.00	-1,625.00	6,500.00	131.55	6,500.00	-97.98
10-1-000-001-4420.030 Snow Removal Supplies	0.00	50.00	-50.00	150.00	0.00	200.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	186.79	0.00	186.79	2,700.00	833.97	2,700.00	-69.11
10-1-000-001-4420.070 Electrical Supplies	27.95	75.00	-47.05	975.00	508.34	1,100.00	-53.79
10-1-000-001-4420.080 Plumbing Supplies	252.78	100.00	152.78	1,000.00	1,285.46	1,200.00	7.12
10-1-000-001-4420.090 Extermination Supplies	0.00	375.00	-375.00	1,500.00	2,246.36	1,500.00	49.76
10-1-000-001-4420.100 Janitorial Supplies	1,055.12	125.00	930.12	1,250.00	4,871.80	1,500.00	224.79
10-1-000-001-4420.110 Routine Maint. Supplies	1,010.94	1,200.00	-189.06	12,000.00	11,906.64	14,400.00	-17.32
10-1-000-001-4420.120 Other Misc Supplies	0.00	288.00	-288.00	2,880.00	0.00	3,456.00	-100.00
10-1-000-001-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	105.46	0.00	105.46	0.00	225.26	0.00	
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>2,639.04</u>	<u>3,863.00</u>	<u>-1,223.96</u>	<u>29,055.00</u>	<u>22,361.88</u>	<u>32,656.00</u>	<u>-31.52</u>

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	13,086.50	12,500.00	586.50	125,000.00	120,357.00	150,000.00	-19.76
10-1-000-001-4430.010 Garbage & Trash Con	855.40	425.00	430.40	4,250.00	4,443.57	5,100.00	-12.87
10-1-000-001-4430.020 Heating & Cooling Cont	553.13	625.00	-71.87	6,250.00	553.13	7,500.00	-92.62
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	24.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	0.00	0.00	0.00	13,500.00	14,762.80	18,500.00	-20.20
10-1-000-001-4430.050 Landscape & Grds Cont	201.00	0.00	201.00	8,400.00	1,747.09	8,400.00	-79.20
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	700.00	-700.00	2,800.00	151.57	2,800.00	-94.59
10-1-000-001-4430.080 Plumbing Contracts	182.70	0.00	182.70	3,000.00	616.87	4,000.00	-84.58
10-1-000-001-4430.090 Extermination Contracts	9,517.00	1,000.00	8,517.00	15,950.00	33,501.00	18,000.00	86.12
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	669.57	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	3,019.90	1,250.00	1,769.90	12,500.00	9,117.65	15,000.00	-39.22
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	83.00	-83.00	833.00	185.00	1,000.00	-81.50
10-1-000-001-4430.121 Laundry Equip Contract	509.10	208.00	301.10	2,083.00	941.10	2,500.00	-62.36
10-1-000-001-4430.126 Vehicle Maint Cont	1,036.56	100.00	936.56	400.00	1,534.68	400.00	283.67
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	28,961.29	16,891.00	12,070.29	194,966.00	188,605.03	233,200.00	-19.12
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	36,025.33	25,179.00	10,846.33	268,271.00	255,216.91	318,956.00	-19.98
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	825.56	0.00	825.56	2,400.00	3,243.52	3,200.00	1.36
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	0.00	1,770.00	0.00	3,540.00	0.00	
10-1-000-001-4480.100 ADT Contract	0.00	0.00	0.00	0.00	701.13	0.00	
10-1-000-001-4480.500 Security Contract	2,869.50	833.00	2,036.50	8,333.00	7,036.55	10,000.00	-29.63
Total Line 95200	5,465.06	833.00	4,632.06	10,733.00	14,521.20	13,200.00	10.01
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	5,465.06	833.00	4,632.06	10,733.00	14,521.20	13,200.00	10.01
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,894.17	3,515.00	379.17	35,150.00	34,944.89	42,180.00	-17.15
10-1-000-001-4510.020 Liability Insurance	430.00	439.00	-9.00	4,390.00	4,308.10	5,268.00	-18.22
10-1-000-001-4510.030 Work Comp Insurance	204.50	183.00	21.50	1,830.00	1,821.89	2,196.00	-17.04
Total Line 96110, 96120, 96130	4,528.67	4,137.00	391.67	41,370.00	41,074.88	49,644.00	-17.26
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.33	155.00	20.33	1,550.00	1,540.09	1,860.00	-17.20
10-1-000-001-4510.025 PE & PO Insurance	63.79	65.00	-1.21	650.00	638.08	780.00	-18.19
10-1-000-001-4510.035 Auto Insurance	50.00	50.00	0.00	500.00	481.28	600.00	-19.79
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	289.12	270.00	19.12	2,700.00	2,659.45	3,240.00	-17.92
96100 TOTAL INSURANCE PREMIUMS EXP	4,817.79	4,407.00	410.79	44,070.00	43,734.33	52,884.00	-17.30
GENERAL EXPENSES							

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	841.45	2,310.00	-1,468.55	23,410.00	23,091.27	28,130.00	-17.91
Total Line 96300	841.45	2,310.00	-1,468.55	23,410.00	23,091.27	28,130.00	-17.91
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	693.78	0.00	693.78	0.00	9,085.85	0.00	
Total Line 96400	693.78	0.00	693.78	0.00	9,085.85	0.00	
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,535.23	2,310.00	-774.77	23,410.00	32,177.12	28,130.00	14.39
96900 TOTAL OPERATING EXPENSE	103,958.72	72,399.00	31,559.72	754,506.00	740,643.92	902,298.00	-17.92
97000 NET REVENUE/EXPENSE (-Gain/Loss)	22,721.10	-30.00	22,751.10	-24,857.00	-14,149.58	-21,948.00	-35.53
 MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	13,400.00	13,500.00	-100.00	135,000.00	134,000.00	162,000.00	-17.28
Total Line 97400	13,400.00	13,500.00	-100.00	135,000.00	134,000.00	162,000.00	-17.28
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	13,400.00	13,500.00	-100.00	135,000.00	134,000.00	162,000.00	-17.28

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	36,121.10	-30.00	36,151.10	-24,857.00	119,850.42	-21,948.00	-646.07

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,960.00	1,960.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-20,341.00	-15,584.00	-4,757.00	-155,834.00	-172,461.00	-187,000.00	-7.77
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-20,341.00	-15,584.00	-4,757.00	-155,834.00	-172,461.00	-187,000.00	-7.77
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	-609.40	-333.00	-276.40	-3,330.00	-840.62	-3,996.00	-78.96
10-1-000-002-3690.100 Late Fees	-725.00	-750.00	25.00	-7,500.00	-5,650.00	-9,000.00	-37.22
10-1-000-002-3690.120 Violation Fees	0.00	-670.00	670.00	-6,700.00	-3,420.00	-8,040.00	-57.46
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	-25.00	0.00	-25.00	0.00	-25.00	0.00	
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,874.00	0.00	-1,874.00	0.00	-13,900.25	0.00	
10-1-000-002-3690.200 Materials	-886.63	0.00	-886.63	0.00	-7,663.76	0.00	
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-4,120.03	-1,753.00	-2,367.03	-17,530.00	-31,499.63	-21,036.00	49.74
70500 TOTAL TENANT REVENUE	-24,461.03	-17,337.00	-7,124.03	-173,364.00	-203,960.63	-208,036.00	-1.96
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-73,479.00	-69,229.00	-4,250.00	-692,290.00	-774,990.00	-830,748.00	-6.71
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-73,479.00	-69,229.00	-4,250.00	-692,290.00	-774,990.00	-830,748.00	-6.71
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	-103,000.00	0.00	-103,000.00	-100.00
Total Line 70610	0.00	0.00	0.00	-103,000.00	0.00	-103,000.00	-100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-29.86	-25.00	-4.86	-250.00	-291.98	-300.00	-2.67
Total Line 71100	-29.86	-25.00	-4.86	-250.00	-291.98	-300.00	-2.67
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-300.00	-150.00	-150.00	-1,500.00	-1,950.00	-1,800.00	8.33
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-1,250.00	-1,250.00	-1,500.00	-16.67
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-425.00	-275.00	-150.00	-2,750.00	-3,200.00	-3,300.00	-3.03
70000 TOTAL REVENUE	-98,394.89	-86,866.00	-11,528.89	-971,654.00	-982,442.61	-1,145,384.00	-14.23

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	6,316.50	6,450.00	-133.50	70,950.00	67,200.16	83,850.00	-19.86
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,316.50	6,450.00	-133.50	70,950.00	67,200.16	83,850.00	-19.86
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	3,335.00	-3,335.00	3,335.00	3,335.00	3,335.00	0.00
Total Line 91200	0.00	3,335.00	-3,335.00	3,335.00	3,335.00	3,335.00	0.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	13,743.33	14,584.00	-840.67	145,840.00	139,483.41	175,008.00	-20.30
Total Line 91300	13,743.33	14,584.00	-840.67	145,840.00	139,483.41	175,008.00	-20.30
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,357.50	1,455.00	-97.50	14,550.00	13,777.50	17,460.00	-21.09
Total Line 91310	1,357.50	1,455.00	-97.50	14,550.00	13,777.50	17,460.00	-21.09
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,369.45	2,250.00	119.45	24,750.00	22,471.95	29,250.00	-23.17
Total Line 91500	2,369.45	2,250.00	119.45	24,750.00	22,471.95	29,250.00	-23.17
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	0.00	0.00	1,850.00	1,007.00	2,450.00	-58.90
10-1-000-002-4180.000 Telephone	457.82	196.00	261.82	1,960.00	2,113.06	2,352.00	-10.16
10-1-000-002-4190.100 Postage	185.24	175.00	10.24	1,750.00	1,361.08	2,100.00	-35.19
10-1-000-002-4190.200 Office Supplies	165.14	50.00	115.14	500.00	301.72	600.00	-49.71
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	59.47	50.00	9.47	500.00	1,197.33	600.00	99.56
10-1-000-002-4190.400 Printing/printers	0.00	0.00	0.00	1,328.00	322.52	1,328.00	-75.71
10-1-000-002-4190.401 Printing Supplies	0.00	207.00	-207.00	828.00	0.00	828.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	303.43	185.00	118.43	1,850.00	900.37	2,220.00	-59.44
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	899.72	0.00	
10-1-000-002-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	704.57	150.00	554.57	1,500.00	3,028.78	1,800.00	68.27
10-1-000-002-4190.800 Internet Services	1,211.99	526.00	685.99	5,260.00	5,977.85	6,312.00	-5.29
10-1-000-002-4190.850 IT Support	201.25	40.00	161.25	400.00	1,748.42	480.00	264.25
Total Line 91600	3,288.91	1,579.00	1,709.91	17,726.00	18,857.85	21,070.00	-10.50
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	0.00	0.00	3,090.00	849.62	4,260.00	-80.06
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	128.38	0.00	128.38	0.00	546.03	0.00	
Total Line 91800	128.38	0.00	128.38	3,090.00	1,395.65	4,260.00	-67.24
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	12.84	10.00	2.84	100.00	1,077.34	120.00	797.78
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.100 Inspection Expense	0.00	408.00	-408.00	4,080.00	500.00	4,896.00	-89.79
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	623.78	0.00	
10-1-000-002-4190.950 Background Verification	147.72	57.00	90.72	570.00	497.53	684.00	-27.26
Total Line 91900	160.56	475.00	-314.44	4,750.00	2,698.65	5,700.00	-52.66
91000 TOTAL OPERATING EXPENSE - Admin	27,364.63	30,128.00	-2,763.37	284,991.00	269,220.17	339,933.00	-20.80

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	19,600.00	19,600.00	23,520.00	-16.67
Total Line 92000	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>19,600.00</u>	<u>19,600.00</u>	<u>23,520.00</u>	<u>-16.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>19,600.00</u>	<u>19,600.00</u>	<u>23,520.00</u>	<u>-16.67</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	2,000.00	10.34	2,000.00	-99.48
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	0.00	0.00	840.00	403.88	840.00	-51.92
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	0.00	0.00	600.00	0.00	600.00	-100.00
10-1-000-002-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,440.00</u>	<u>414.22</u>	<u>3,440.00</u>	<u>-87.96</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,440.00</u>	<u>414.22</u>	<u>3,440.00</u>	<u>-87.96</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	100.61	200.00	-99.39	2,000.00	736.78	2,400.00	-69.30
10-1-000-002-4315.000 Sewer	36.45	35.00	1.45	350.00	353.00	420.00	-15.95
10-1-000-002-4320.000 Electric	2,364.48	1,200.00	1,164.48	11,600.00	12,711.09	15,000.00	-15.26
10-1-000-002-4330.000 Gas	2,588.56	1,400.00	1,188.56	8,600.00	7,570.20	13,500.00	-43.92
Total Line 93100 93200 93300 93600	<u>5,090.10</u>	<u>2,835.00</u>	<u>2,255.10</u>	<u>22,550.00</u>	<u>21,371.07</u>	<u>31,320.00</u>	<u>-31.77</u>
93000 TOTAL UTILITIES EXPENSES	<u>5,090.10</u>	<u>2,835.00</u>	<u>2,255.10</u>	<u>22,550.00</u>	<u>21,371.07</u>	<u>31,320.00</u>	<u>-31.77</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	49,000.00	49,150.00	58,800.00	-16.41
Total Line 94100	<u>4,900.00</u>	<u>4,900.00</u>	<u>0.00</u>	<u>49,000.00</u>	<u>49,150.00</u>	<u>58,800.00</u>	<u>-16.41</u>
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	43.85	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	1,421.59	250.00	1,171.59	2,500.00	2,932.05	3,000.00	-2.27
10-1-000-002-4420.030 Snow Removal Supplies	0.00	500.00	-500.00	1,750.00	24.00	2,000.00	-98.80
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	3,250.00	2,035.44	3,250.00	-37.37
10-1-000-002-4420.070 Electrical Supplies	223.67	400.00	-176.33	4,000.00	3,705.16	4,800.00	-22.81
10-1-000-002-4420.080 Plumbing Supplies	731.33	575.00	156.33	5,750.00	7,823.54	6,900.00	13.38
10-1-000-002-4420.090 Extermination Supplies	0.00	100.00	-100.00	1,000.00	133.64	1,200.00	-88.86
10-1-000-002-4420.100 Janitorial Supplies	593.93	250.00	343.93	2,500.00	2,491.40	3,000.00	-16.95
10-1-000-002-4420.110 Routine Maint. Supplies	4,575.87	2,929.00	1,646.87	29,292.00	39,059.70	35,150.00	11.12
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	3,267.31	0.00	
10-1-000-002-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	35.62	0.00	
10-1-000-002-4420.126 Vehicle Supplies	266.80	0.00	266.80	0.00	4,816.88	0.00	
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>7,813.19</u>	<u>5,004.00</u>	<u>2,809.19</u>	<u>50,042.00</u>	<u>66,368.59</u>	<u>59,300.00</u>	<u>11.92</u>

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	7.06	0.00	7.06	0.00	52.06	0.00	
10-1-000-002-4430.000 Maint Labor Contract	29,975.50	21,250.00	8,725.50	212,500.00	257,526.55	255,000.00	0.99
10-1-000-002-4430.010 Garbage&Trash Cont	84.00	250.00	-166.00	2,500.00	1,716.60	3,000.00	-42.78
10-1-000-002-4430.020 Heating&Cooling Cont	87.25	500.00	-412.75	5,000.00	5,346.02	6,000.00	-10.90
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	21,000.00	7,841.40	21,000.00	-62.66
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	100.00	-100.00	1,000.00	87.25	1,200.00	-92.73
10-1-000-002-4430.080 Plumbing Contracts	1,495.68	1,250.00	245.68	12,500.00	8,732.55	15,000.00	-41.78
10-1-000-002-4430.090 Extermination Contracts	2,489.00	500.00	1,989.00	5,000.00	11,768.00	6,000.00	96.13
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	0.00	100.00	-100.00	1,000.00	74,620.00	1,200.00	6,118.33
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	3,350.00	-3,350.00	33,500.00	-37,310.00	40,200.00	-192.81
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	75.00	0.00	75.00	1,200.00	4,536.52	1,600.00	183.53
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	34,213.49	27,300.00	6,913.49	295,200.00	334,916.95	350,200.00	-4.36
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	46,926.68	37,204.00	9,722.68	394,242.00	450,435.54	468,300.00	-3.81
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	914.18	550.00	364.18	2,200.00	2,770.65	2,200.00	25.94
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	0.00	1,960.00	0.00	3,920.00	0.00	
10-1-000-002-4480.100 ADT Contract	0.00	0.00	0.00	1,470.00	1,523.34	1,960.00	-22.28
10-1-000-002-4480.500 Security Contract	720.00	430.00	290.00	4,300.00	2,891.35	5,160.00	-43.97
Total Line 95200	3,594.18	980.00	2,614.18	7,970.00	11,105.34	9,320.00	19.16
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	3,594.18	980.00	2,614.18	7,970.00	11,105.34	9,320.00	19.16
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,108.53	3,585.00	523.53	35,850.00	35,715.36	43,020.00	-16.98
10-1-000-002-4510.020 Liability Ins	476.21	485.00	-8.79	4,850.00	4,705.76	5,820.00	-19.15
10-1-000-002-4510.030 Work Comp Insurance	210.75	220.00	-9.25	2,200.00	2,113.62	2,640.00	-19.94
Total Line 96110 96120 96130	4,795.49	4,290.00	505.49	42,900.00	42,534.74	51,480.00	-17.38
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.16	170.00	24.16	1,700.00	1,682.58	2,040.00	-17.52
10-1-000-002-4510.025 PE & PO Insurance	70.81	75.00	-4.19	750.00	708.37	900.00	-21.29
10-1-000-002-4510.035 Auto Insurance	200.00	200.00	0.00	2,000.00	1,925.03	2,400.00	-19.79
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	464.97	445.00	19.97	4,450.00	4,315.98	5,340.00	-19.18
96100 TOTAL INSURANCE PREMIUMS EXP	5,260.46	4,735.00	525.46	47,350.00	46,850.72	56,820.00	-17.55
GENERAL EXPENSES							

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	1,524.39	1,335.00	189.39	13,350.00	15,103.79	15,570.00	-2.99
Total Line 96300	1,524.39	1,335.00	189.39	13,350.00	15,103.79	15,570.00	-2.99
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	1,419.38	200.00	1,219.38	2,000.00	22,505.26	2,400.00	837.72
Total Line 96400	1,419.38	200.00	1,219.38	2,000.00	22,505.26	2,400.00	837.72
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	2,943.77	1,535.00	1,408.77	15,350.00	37,609.05	17,970.00	109.29
96900 TOTAL OPERATING EXPENSE	93,139.82	79,377.00	13,762.82	795,493.00	856,606.11	950,623.00	-9.89
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-5,255.07	-7,489.00	2,233.93	-176,161.00	-125,836.50	-194,761.00	-35.39
 MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	30,630.00	31,000.00	-370.00	310,000.00	306,300.00	372,000.00	-17.66
Total Line 97400	30,630.00	31,000.00	-370.00	310,000.00	306,300.00	372,000.00	-17.66
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	30,630.00	31,000.00	-370.00	310,000.00	306,300.00	372,000.00	-17.66

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	25,374.93	-7,489.00	32,863.93	-176,161.00	180,463.50	-194,761.00	-192.66

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	510.00	510.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,224.00	-13,948.00	-276.00	-139,480.00	-138,670.80	-167,376.00	-17.15
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-14,224.00	-13,948.00	-276.00	-139,480.00	-138,670.80	-167,376.00	-17.15
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	0.00	0.00	-75.00	-75.00	-75.00	0.00
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	-90.00	0.00	-90.00	0.00	-120.00	0.00	
10-1-000-006-3690.100 Late Fees	-100.00	-100.00	0.00	-1,000.00	-1,000.00	-1,200.00	-16.67
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	0.00	0.00	-50.00	-75.00	-50.00	50.00
10-1-000-006-3690.150 Laundry Income	0.00	-460.00	460.00	-4,600.00	-3,822.00	-5,520.00	-30.76
10-1-000-006-3690.160 Vending Machine Inc	0.00	-25.00	25.00	-250.00	-396.87	-300.00	32.29
10-1-000-006-3690.180 Labor	0.00	0.00	0.00	0.00	-648.25	0.00	
10-1-000-006-3690.200 Materials	0.00	0.00	0.00	0.00	-131.63	0.00	
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-190.00	-585.00	395.00	-5,975.00	-6,268.75	-7,145.00	-12.26
70500 TOTAL TENANT REVENUE	-14,414.00	-14,533.00	119.00	-145,455.00	-144,939.55	-174,521.00	-16.95
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-7,240.00	-5,420.00	-1,820.00	-54,200.00	-54,528.00	-65,045.00	-16.17
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-7,240.00	-5,420.00	-1,820.00	-54,200.00	-54,528.00	-65,045.00	-16.17
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,500.00	3,500.00	-35,000.00	0.00	-42,000.00	-100.00
Total Line 70610	0.00	-3,500.00	3,500.00	-35,000.00	0.00	-42,000.00	-100.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-7.87	-9.00	1.13	-82.00	-75.11	-99.00	-24.13
Total Line 71100	-7.87	-9.00	1.13	-82.00	-75.11	-99.00	-24.13
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-21,661.87	-23,462.00	1,800.13	-234,737.00	-199,542.66	-281,665.00	-29.16

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4110.200 Admin Exp - Amps	0.00	1,105.00	-1,105.00	11,050.00	0.00	13,260.00	-100.00
Total Line 91100	0.00	1,105.00	-1,105.00	11,050.00	0.00	13,260.00	-100.00
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	870.00	-870.00	870.00	870.00	870.00	0.00
Total Line 91200	0.00	870.00	-870.00	870.00	870.00	870.00	0.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,796.50	3,834.00	-37.50	38,340.00	38,344.65	46,008.00	-16.66
Total Line 91300	3,796.50	3,834.00	-37.50	38,340.00	38,344.65	46,008.00	-16.66
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	379.00	-4.00	3,790.00	3,787.50	4,548.00	-16.72
Total Line 91310	375.00	379.00	-4.00	3,790.00	3,787.50	4,548.00	-16.72
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	0.00	0.00	0.00	0.00	0.00	0.00	
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	0.00	0.00	400.00	0.00	660.00	-100.00
10-1-000-006-4180.000 Telephone	797.76	325.00	472.76	3,250.00	3,503.45	3,900.00	-10.17
10-1-000-006-4190.100 Postage	10.98	7.00	3.98	70.00	55.34	84.00	-34.12
10-1-000-006-4190.200 Office Supplies	10.54	0.00	10.54	50.00	10.54	50.00	-78.92
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	0.00	0.00	250.00	0.00	250.00	-100.00
10-1-000-006-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	0.00	0.00	150.00	0.00	150.00	-100.00
10-1-000-006-4190.500 Printer/Copier Sup Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	425.90	0.00	
10-1-000-006-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	20.00	-20.00	200.00	920.00	240.00	283.33
10-1-000-006-4190.800 Internet Services	236.90	202.00	34.90	2,017.00	2,252.47	2,420.00	-6.92
10-1-000-006-4190.850 IT Support	0.00	125.00	-125.00	500.00	407.39	500.00	-18.52
Total Line 91600	1,056.18	679.00	377.18	6,887.00	7,575.09	8,254.00	-8.23
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	0.00	0.00	667.00	0.00	1,400.00	-100.00
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	6.00	-6.00	62.00	0.00	75.00	-100.00
Total Line 91800	0.00	6.00	-6.00	729.00	0.00	1,475.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	2.14	3.00	-0.86	30.00	272.53	36.00	657.03
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.100 Inspection Expense	0.00	106.00	-106.00	1,063.00	0.00	1,275.00	-100.00
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.00	-12.00	120.00	0.00	144.00	-100.00
Total Line 91900	2.14	121.00	-118.86	1,213.00	272.53	1,455.00	-81.27
91000 TOTAL OPERATING EXPENSE - Admin	5,229.82	6,994.00	-1,764.18	62,879.00	50,849.77	75,870.00	-32.98

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	5,100.00	5,100.00	6,120.00	-16.67
Total Line 92000	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>5,100.00</u>	<u>5,100.00</u>	<u>6,120.00</u>	<u>-16.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>5,100.00</u>	<u>5,100.00</u>	<u>6,120.00</u>	<u>-16.67</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	1,000.00	-1,000.00	4,000.00	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	0.00	0.00	100.00	112.88	100.00	12.88
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	200.00	0.00	200.00	-100.00
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>0.00</u>	<u>1,000.00</u>	<u>-1,000.00</u>	<u>4,300.00</u>	<u>112.88</u>	<u>4,300.00</u>	<u>-97.37</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>0.00</u>	<u>1,000.00</u>	<u>-1,000.00</u>	<u>4,300.00</u>	<u>112.88</u>	<u>4,300.00</u>	<u>-97.37</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	318.57	300.00	18.57	3,300.00	2,912.66	3,925.00	-25.79
10-1-000-006-4315.000 Sewer	256.46	225.00	31.46	2,575.00	2,352.95	3,050.00	-22.85
10-1-000-006-4320.000 Electric	2,713.25	975.00	1,738.25	10,225.00	13,148.63	12,000.00	9.57
10-1-000-006-4330.000 Gas	4,218.80	1,225.00	2,993.80	5,100.00	8,042.25	9,050.00	-11.14
Total Line 93100 93200 93300 93600	<u>7,507.08</u>	<u>2,725.00</u>	<u>4,782.08</u>	<u>21,200.00</u>	<u>26,456.49</u>	<u>28,025.00</u>	<u>-5.60</u>
93000 TOTAL UTILITIES EXPENSES	<u>7,507.08</u>	<u>2,725.00</u>	<u>4,782.08</u>	<u>21,200.00</u>	<u>26,456.49</u>	<u>28,025.00</u>	<u>-5.60</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	1,275.00	1,275.00	0.00	12,750.00	12,800.00	15,300.00	-16.34
Total Line 94100	<u>1,275.00</u>	<u>1,275.00</u>	<u>0.00</u>	<u>12,750.00</u>	<u>12,800.00</u>	<u>15,300.00</u>	<u>-16.34</u>
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	25.00	-25.00	175.00	0.00	200.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	2,500.00	115.69	3,000.00	-96.14
10-1-000-006-4420.030 Snow Removal Supplies	0.00	50.00	-50.00	75.00	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	1,000.00	1,015.85	1,000.00	1.59
10-1-000-006-4420.070 Electrical Supplies	4.14	35.00	-30.86	350.00	1,014.01	420.00	141.43
10-1-000-006-4420.080 Plumbing Supplies	27.83	75.00	-47.17	75.00	1,704.24	900.00	89.36
10-1-000-006-4420.090 Extermination Supplies	0.00	25.00	-25.00	125.00	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	857.64	100.00	757.64	1,000.00	1,507.88	1,200.00	25.66
10-1-000-006-4420.110 Routine Maint.Supplies	5.03	633.00	-627.97	6,333.00	2,797.04	7,600.00	-63.20
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	50.56	0.00	50.56	75.00	50.56	100.00	-49.44
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>945.20</u>	<u>1,443.00</u>	<u>-497.80</u>	<u>12,383.00</u>	<u>8,205.27</u>	<u>14,670.00</u>	<u>-44.07</u>

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	4,968.00	4,100.00	868.00	41,000.00	35,002.00	49,200.00	-28.86
10-1-000-006-4430.010 Garbage & Trash Cont	625.27	300.00	325.27	3,000.00	2,833.25	3,600.00	-21.30
10-1-000-006-4430.020 Heating & Cooling Cont	2,148.39	1,250.00	898.39	12,500.00	10,384.35	15,000.00	-30.77
10-1-000-006-4430.030 Snow Removal Contract	125.00	250.00	-125.00	400.00	125.00	800.00	-84.38
10-1-000-006-4430.040 Elevator Maint Cont	0.00	0.00	0.00	3,300.00	3,387.78	4,400.00	-23.01
10-1-000-006-4430.050 Landscape & Grds Cont	98.00	0.00	98.00	3,400.00	865.00	3,400.00	-74.56
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	605.88	1,250.00	-644.12	5,000.00	605.88	5,000.00	-87.88
10-1-000-006-4430.080 Plumbing Contracts	5,314.93	3,125.00	2,189.93	12,500.00	12,527.41	12,500.00	0.22
10-1-000-006-4430.090 Extermination Contracts	430.50	0.00	430.50	1,725.00	1,291.50	2,250.00	-42.60
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	2,820.00	867.00	1,953.00	8,667.00	7,901.32	10,400.00	-24.03
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	83.00	-83.00	833.00	200.00	1,000.00	-80.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	250.00	-250.00	1,000.00	723.75	1,000.00	-27.63
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	17,135.97	11,475.00	5,660.97	93,325.00	75,847.24	108,550.00	-30.13
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	19,356.17	14,193.00	5,163.17	118,458.00	96,852.51	138,520.00	-30.08
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	510.00	0.00	510.00	0.00	1,020.00	0.00	
10-1-000-006-4480.100 ADT Contract	727.13	0.00	727.13	0.00	2,908.52	0.00	
10-1-000-006-4480.500 Security Contract	6,894.00	550.00	6,344.00	3,850.00	9,429.10	4,250.00	121.86
Total Line 95200	8,131.13	550.00	7,581.13	3,850.00	13,357.62	4,250.00	214.30
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	8,131.13	550.00	7,581.13	3,850.00	13,357.62	4,250.00	214.30
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,254.19	1,144.00	110.19	11,440.00	11,357.23	13,728.00	-17.27
10-1-000-006-4510.020 Liability Insurance	124.61	127.00	-2.39	1,270.00	1,241.60	1,524.00	-18.53
10-1-000-006-4510.030 Work Comp	27.13	61.00	-33.87	610.00	566.23	732.00	-22.65
Total Line 96110 96120 96130	1,405.93	1,332.00	73.93	13,320.00	13,165.06	15,984.00	-17.64
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.88	45.00	5.88	450.00	444.00	540.00	-17.78
10-1-000-006-4510.025 PE & PO Insurance	7.12	8.00	-0.88	80.00	71.38	97.00	-26.41
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	58.00	53.00	5.00	530.00	515.38	637.00	-19.09
96100 TOTAL INSURANCE PREMIUMS EXP	1,463.93	1,385.00	78.93	13,850.00	13,680.44	16,621.00	-17.69
GENERAL EXPENSES							

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	671.69	1,122.00	-450.31	11,828.00	11,221.43	13,935.00	-19.47
Total Line 96300	671.69	1,122.00	-450.31	11,828.00	11,221.43	13,935.00	-19.47
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	40.12	83.00	-42.88	833.00	-190.14	1,000.00	-119.01
Total Line 96400	40.12	83.00	-42.88	833.00	-190.14	1,000.00	-119.01
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	711.81	1,205.00	-493.19	12,661.00	11,031.29	14,935.00	-26.14
96900 TOTAL OPERATING EXPENSE	42,909.94	28,562.00	14,347.94	242,298.00	217,441.00	288,641.00	-24.67
97000 NET REVENUE/EXPENSE (-Gain/Loss)	21,248.07	5,100.00	16,148.07	7,561.00	17,898.34	6,976.00	156.57
 MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	7,060.00	8,650.00	-1,590.00	86,500.00	70,600.00	103,800.00	-31.98
Total Line 97400	7,060.00	8,650.00	-1,590.00	86,500.00	70,600.00	103,800.00	-31.98
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	7,060.00	8,650.00	-1,590.00	86,500.00	70,600.00	103,800.00	-31.98

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	28,308.07	5,100.00	23,208.07	7,561.00	88,498.34	6,976.00	1,168.61

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Knox County Housing Authority
FDS Income Statement - Brentwood
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	720.00	720.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,221.00	-27,209.00	988.00	-272,090.00	-259,049.00	-326,508.00	-20.66
60-1-000-000-5125.000 PHA Rent	-8,274.00	-6,231.00	-2,043.00	-62,310.00	-73,232.00	-74,772.00	-2.06
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	498.00	0.00	498.00	0.00	532.00	0.00	
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-33,997.00	-33,440.00	-557.00	-334,400.00	-331,749.00	-401,280.00	-17.33
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-548.75	-733.00	184.25	-7,330.00	-6,477.50	-8,796.00	-26.36
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-879.00	-600.00	-279.00	-6,000.00	-4,983.49	-7,200.00	-30.78
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	-116.00	-125.00	9.00	-1,250.00	-705.00	-1,500.00	-53.00
60-1-000-000-5926.000 Violation Charges	-347.00	0.00	-347.00	0.00	-697.00	0.00	
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,890.75	-1,458.00	-432.75	-14,580.00	-12,862.99	-17,496.00	-26.48
70500 TOTAL TENANT REVENUE	-35,887.75	-34,898.00	-989.75	-348,980.00	-344,611.99	-418,776.00	-17.71
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-14.28	-10.00	-4.28	-100.00	-108.47	-120.00	-9.61
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-14.28	-10.00	-4.28	-100.00	-108.47	-120.00	-9.61
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	0.00	0.00	0.00	-71.74	0.00	
60-1-000-000-5901.000 Income - LR Amps	-378.00	0.00	-378.00	0.00	-3,038.00	0.00	
Total Line 71500	-378.00	0.00	-378.00	0.00	-3,109.74	0.00	
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-36,280.03	-34,908.00	-1,372.03	-349,080.00	-347,830.20	-418,896.00	-16.97

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Knox County Housing Authority
FDS Income Statement - Brentwood
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,200.00	1,240.00	-40.00	13,640.00	12,761.10	16,120.00	-20.84
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,500.00	-0.24	27,500.00	27,016.16	32,500.00	-16.87
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,699.76	3,740.00	-40.24	41,140.00	39,777.26	48,620.00	-18.19
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	1,160.00	-1,160.00	1,160.00	1,087.50	1,160.00	-6.25
Total Line 91200	0.00	1,160.00	-1,160.00	1,160.00	1,087.50	1,160.00	-6.25
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,744.00	3,744.00	0.00	37,440.00	36,452.00	44,928.00	-18.87
Total Line 91300	3,744.00	3,744.00	0.00	37,440.00	36,452.00	44,928.00	-18.87
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	5,400.00	5,257.50	6,480.00	-18.87
Total Line 91310	540.00	540.00	0.00	5,400.00	5,257.50	6,480.00	-18.87
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	37.00	-27.37	375.00	297.13	450.00	-33.97
Total Line 91400	9.63	37.00	-27.37	375.00	297.13	450.00	-33.97
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	300.75	602.00	-301.25	6,622.00	5,708.68	7,826.00	-27.05
60-1-000-000-6330.500 Manager's Benefits	992.50	900.00	92.50	9,900.00	9,237.68	11,700.00	-21.05
Total Line 91500	1,293.25	1,502.00	-208.75	16,522.00	14,946.36	19,526.00	-23.45
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	246.00	176.00	70.00	1,760.00	1,073.34	2,112.00	-49.18
60-1-000-000-6311.000 Office Exp - BW	268.77	165.00	103.77	1,650.00	1,411.82	1,980.00	-28.70
60-1-000-000-6311.050 Office Rental Exp	243.00	243.00	0.00	2,374.00	2,382.00	2,860.00	-16.71
60-1-000-000-6311.100 Phone/Internet Exp	369.11	140.00	229.11	1,400.00	1,983.54	1,680.00	18.07
60-1-000-000-6311.150 IT Support	0.00	55.00	-55.00	550.00	1,359.92	660.00	106.05
60-1-000-000-6311.200 Office Furniture	0.00	0.00	0.00	200.00	0.00	200.00	-100.00
Total Line 91600	1,126.88	779.00	347.88	7,934.00	8,210.62	9,492.00	-13.50
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	0.00	0.00	1,700.00	423.76	1,700.00	-75.07
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	119.08	100.00	19.08	1,000.00	967.34	1,200.00	-19.39
Total Line 91800	119.08	100.00	19.08	2,700.00	1,391.10	2,900.00	-52.03
91900 Other Expense							
60-1-000-000-6360.000 Training - Staff	0.00	130.00	-130.00	1,670.00	0.00	1,930.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	0.00	0.00	14,000.00	7,800.00	14,000.00	-44.29
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	17.12	12.00	5.12	120.00	127.63	144.00	-11.37
60-1-000-000-6399.000 Other Administrative	44.26	75.00	-30.74	750.00	209.51	900.00	-76.72
Total Line 91900	61.38	217.00	-155.62	16,540.00	8,137.14	16,974.00	-52.06
91000 TOTAL OPERATING EXPENSE - Admin	10,593.98	11,819.00	-1,225.02	129,211.00	115,556.61	150,530.00	-23.23
UTILITIES							

Date:
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Knox County Housing Authority
FDS Income Statement - Brentwood
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	606.74	350.00	256.74	3,500.00	5,792.86	4,200.00	37.93
60-1-000-000-6451.000 Utilities - Water	1,406.52	870.00	536.52	8,700.00	9,003.99	10,440.00	-13.75
60-1-000-000-6452.000 Utilities - Gas	608.92	165.00	443.92	1,650.00	2,165.60	1,980.00	9.37
60-1-000-000-6453.000 Utilities - Sewer	2,642.25	1,441.00	1,201.25	14,410.00	17,161.66	17,292.00	-0.75
Total Line 93100, 93200, 93300, 93600	5,264.43	2,826.00	2,438.43	28,260.00	34,124.11	33,912.00	0.63
93000 TOTAL UTILITIES EXPENSES	5,264.43	2,826.00	2,438.43	28,260.00	34,124.11	33,912.00	0.63
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	4,563.55	4,475.00	88.55	49,225.00	47,031.27	58,175.00	-19.16
60-1-000-000-6510.100 OT Maintenance	134.73	83.00	51.73	830.00	1,099.01	996.00	10.34
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	4,698.28	4,558.00	140.28	50,055.00	48,130.28	59,171.00	-18.66
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	543.14	200.00	343.14	800.00	1,258.37	1,200.00	4.86
60-1-000-000-6515.030 Snow Removal Supplies	139.40	125.00	14.40	450.00	139.40	700.00	-80.09
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.00	0.00	0.00	2,860.00	722.36	3,000.00	-75.92
60-1-000-000-6515.070 Electrical Supplies	0.00	155.00	-155.00	1,550.00	332.78	1,860.00	-82.11
60-1-000-000-6515.080 Plumbing Supplies	649.10	400.00	249.10	4,000.00	2,649.21	4,800.00	-44.81
60-1-000-000-6515.090 Extermination Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.100 Janitorial Supplies	0.00	105.00	-105.00	1,050.00	1,734.03	1,260.00	37.62
60-1-000-000-6515.110 Routine Maint. Supplies	702.86	670.00	32.86	6,700.00	3,445.26	8,040.00	-57.15
60-1-000-000-6515.114 Painting Supplies - BW	506.49	140.00	366.49	1,400.00	1,296.84	1,680.00	-22.81
60-1-000-000-6515.115 Refrigerators	0.00	0.00	0.00	2,000.00	1,569.00	2,000.00	-21.55
60-1-000-000-6515.116 Stoves	0.00	0.00	0.00	1,200.00	0.00	1,200.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	87.92	0.00	87.92	650.00	648.50	650.00	-0.23
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	2,628.91	1,795.00	833.91	22,660.00	13,795.75	26,390.00	-47.72
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	2,398.70	1,150.00	1,248.70	11,500.00	11,231.90	13,800.00	-18.61
60-1-000-000-6520.020 Heat/Cool Contract	0.00	0.00	0.00	3,000.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	600.00	-600.00	600.00	0.00	1,800.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	0.00	0.00	8,000.00	2,616.00	8,000.00	-67.30
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	65.00	-65.00	650.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	266.00	600.00	-334.00	5,700.00	379.00	6,000.00	-93.68
60-1-000-000-6520.090 Extermination Contract	588.00	350.00	238.00	2,089.00	2,614.00	2,552.00	2.43
60-1-000-000-6520.100 Janitorial Contract	225.00	225.00	0.00	1,125.00	900.00	1,125.00	-20.00
60-1-000-000-6520.110 Routine Maint. Contract	1,629.58	170.00	1,459.58	1,700.00	2,229.58	2,040.00	9.29
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	0.00	6,000.00	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	114,129.00	0.00	114,129.00	126,400.00	197,230.42	126,400.00	56.04
Total Line 94300 - (sub accts)	119,236.28	3,160.00	116,076.28	166,764.00	217,200.90	173,497.00	25.19
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,716.56	2,150.00	-433.44	23,650.00	20,157.46	27,950.00	-27.88
Total Line 94500	1,716.56	2,150.00	-433.44	23,650.00	20,157.46	27,950.00	-27.88
94000 TOTAL MAINTENANCE EXPENSES	128,280.03	11,663.00	116,617.03	263,129.00	299,284.39	287,008.00	4.28
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

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Knox County Housing Authority
FDS Income Statement - Brentwood
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	720.00	0.00	720.00	0.00	1,440.00	0.00	
Total Line 95200	720.00	0.00	720.00	0.00	1,440.00	0.00	
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	720.00	0.00	720.00	0.00	1,440.00	0.00	
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.18	1,085.00	156.18	10,850.00	10,788.11	13,020.00	-17.14
Total Line 96110	1,241.18	1,085.00	156.18	10,850.00	10,788.11	13,020.00	-17.14
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.05	180.00	-4.95	1,800.00	1,756.44	2,160.00	-18.68
Total Line 96120	175.05	180.00	-4.95	1,800.00	1,756.44	2,160.00	-18.68
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.41	285.00	0.41	2,850.00	2,790.83	3,420.00	-18.40
Total Line 96130	285.41	285.00	0.41	2,850.00	2,790.83	3,420.00	-18.40
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.35	65.00	6.35	650.00	627.82	780.00	-19.51
60-1-000-000-6721.500 PE & PO Insuranace	88.51	91.00	-2.49	910.00	885.19	1,092.00	-18.94
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	159.86	156.00	3.86	1,560.00	1,513.01	1,872.00	-19.18
96100 TOTAL INSURANCE PREMIUMS EXP	1,861.50	1,706.00	155.50	17,060.00	16,848.39	20,472.00	-17.70
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	42.00	-42.00	417.00	0.00	500.00	-100.00
Total Line 96210	0.00	42.00	-42.00	417.00	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,436.62	1,500.00	-63.38	15,000.00	14,881.24	18,000.00	-17.33
Total Line 96300	1,436.62	1,500.00	-63.38	15,000.00	14,881.24	18,000.00	-17.33
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	-2,073.00	135.00	-2,208.00	1,350.00	-1,156.76	1,620.00	-171.40
Total Line 96400	-2,073.00	135.00	-2,208.00	1,350.00	-1,156.76	1,620.00	-171.40
96000 TOTAL OTHER GENERAL EXPENSES	-636.38	1,677.00	-2,313.38	16,767.00	13,724.48	20,120.00	-31.79
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	0.00	1,760.00	-1,760.00	17,600.00	16,176.02	21,120.00	-23.41
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	0.00	1,760.00	-1,760.00	17,600.00	16,176.02	21,120.00	-23.41
96700 TOTAL INTEREST EXP & AMORT	0.00	1,760.00	-1,760.00	17,600.00	16,176.02	21,120.00	-23.41
96900 TOTAL OPERATING EXPENSE	146,083.56	31,451.00	114,632.56	472,027.00	497,154.00	533,162.00	-6.75
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	109,803.53	-3,457.00	113,260.53	122,947.00	149,323.80	114,266.00	30.68

MISCELLANEOUS EXPENSE
97100 Extraordinary Maintenance

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Knox County Housing Authority
FDS Income Statement - Prairieland
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	65.00	0.00	650.00	650.00	780.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-21,900.00	-23,400.00	1,500.00	-232,180.00	-220,684.00	-278,980.00	-20.90
60-1-000-001-5125.000 PHA Rent	-3,253.00	-2,000.00	-1,253.00	-20,000.00	-25,066.00	-24,000.00	4.44
60-1-000-001-5220.000 Vacancies - PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5320.000 Rent Adjustments	-9.00	40.00	-49.00	400.00	-1,810.00	480.00	-477.08
60-1-000-001-5970.000 Excess Rent	-1,305.00	-920.00	-385.00	-9,200.00	-11,636.00	-11,040.00	5.40
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-26,467.00	-26,280.00	-187.00	-260,980.00	-259,196.00	-313,540.00	-17.33
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-964.00	-450.00	-514.00	-4,500.00	-5,500.00	-5,400.00	1.85
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-194.00	-200.00	6.00	-2,000.00	-1,273.00	-2,400.00	-46.96
60-1-000-001-5926.000 Violation Charges	0.00	0.00	0.00	0.00	-860.00	0.00	
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,158.00	-650.00	-508.00	-6,500.00	-7,633.00	-7,800.00	-2.14
70500 TOTAL TENANT REVENUE	-27,625.00	-26,930.00	-695.00	-267,480.00	-266,829.00	-321,340.00	-16.96
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-3,352.00	-3,440.00	88.00	-34,400.00	-39,227.00	-41,280.00	-4.97
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-3,352.00	-3,440.00	88.00	-34,400.00	-39,227.00	-41,280.00	-4.97
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	18.51	0.00	18.51	-12.00	0.00	-16.00	-100.00
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	18.51	0.00	18.51	-12.00	0.00	-16.00	-100.00
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-243.00	-240.00	-3.00	-2,365.00	-2,382.00	-2,845.00	-16.27
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	102.69	0.00	
60-1-000-001-5901.000 Income - LR Amps	-378.00	0.00	-378.00	0.00	-3,038.00	0.00	
Total Line 71500	-621.00	-240.00	-381.00	-2,365.00	-5,317.31	-2,845.00	86.90
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	-11.33	0.00	-11.33	0.00	-11.33	0.00	
60-1-000-001-5450.000 Residual Res Int Inc	-7.18	0.00	-7.18	0.00	-7.18	0.00	
Total Line 72000	-18.51	0.00	-18.51	0.00	-18.51	0.00	
70000 TOTAL REVENUE	-31,598.00	-30,610.00	-988.00	-304,257.00	-311,391.82	-365,481.00	-14.80

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Knox County Housing Authority
FDS Income Statement - Prairieland
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,200.00	1,240.00	-40.00	13,640.00	12,761.10	16,120.00	-20.84
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,500.00	-0.26	27,500.00	27,015.95	32,500.00	-16.87
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,699.74	3,740.00	-40.26	41,140.00	39,777.05	48,620.00	-18.19
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	1,015.00	-1,015.00	1,015.00	1,087.50	1,015.00	7.14
Total Line 91200	0.00	1,015.00	-1,015.00	1,015.00	1,087.50	1,015.00	7.14
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,172.00	3,380.00	-208.00	33,800.00	33,280.00	40,560.00	-17.95
Total Line 91300	3,172.00	3,380.00	-208.00	33,800.00	33,280.00	40,560.00	-17.95
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	457.50	488.00	-30.50	4,880.00	4,800.00	5,856.00	-18.03
Total Line 91310	457.50	488.00	-30.50	4,880.00	4,800.00	5,856.00	-18.03
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	10.00	-0.38	430.00	280.20	450.00	-37.73
Total Line 91400	9.62	10.00	-0.38	430.00	280.20	450.00	-37.73
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	300.76	602.00	-301.24	6,622.00	5,708.70	7,826.00	-27.05
60-1-000-001-6330.500 Manager's Benefits	992.49	900.00	92.49	9,900.00	9,237.57	11,700.00	-21.05
Total Line 91500	1,293.25	1,502.00	-208.75	16,522.00	14,946.27	19,526.00	-23.45
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	117.73	100.00	17.73	1,000.00	611.06	1,200.00	-49.08
60-1-000-001-6311.000 Office Exp - PL	28.79	160.00	-131.21	1,600.00	1,183.45	1,920.00	-38.36
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	316.06	140.00	176.06	1,400.00	1,466.57	1,680.00	-12.70
60-1-000-001-6311.150 IT Support	0.00	55.00	-55.00	550.00	1,359.89	660.00	106.04
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91600	462.58	455.00	7.58	4,550.00	4,620.97	5,460.00	-15.37
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	0.00	0.00	1,700.00	423.74	1,700.00	-75.07
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	119.05	100.00	19.05	1,000.00	967.14	1,200.00	-19.41
Total Line 91800	119.05	100.00	19.05	2,700.00	1,390.88	2,900.00	-52.04
91900 Other Expense							
60-1-000-001-6360.000 Training - Staff	0.00	130.00	-130.00	1,670.00	0.00	1,930.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	0.00	0.00	0.00	910.00	0.00	
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	6.42	10.00	-3.58	100.00	69.41	120.00	-42.16
60-1-000-001-6399.000 Other Administrative	46.74	100.00	-53.26	1,000.00	79.78	1,200.00	-93.35
Total Line 91900	53.16	240.00	-186.84	2,770.00	1,059.19	3,250.00	-67.41
91000 TOTAL OPERATING EXPENSE - Admin	9,266.90	10,930.00	-1,663.10	107,807.00	101,242.06	127,637.00	-20.68
UTILITIES							

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**Knox County Housing Authority
FDS Income Statement - Prairieland
January, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	346.11	300.00	46.11	3,000.00	3,816.90	3,600.00	6.03
60-1-000-001-6451.000 Utilities Water	1,100.62	850.00	250.62	8,500.00	8,456.86	10,200.00	-17.09
60-1-000-001-6452.000 Utilities Gas	347.19	160.00	187.19	1,600.00	1,330.01	1,920.00	-30.73
60-1-000-001-6453.000 Utilities Sewer	2,060.62	1,600.00	460.62	16,000.00	16,874.70	19,200.00	-12.11
Total Line 93100, 93200, 93300, 93600	3,854.54	2,910.00	944.54	29,100.00	30,478.47	34,920.00	-12.72
93000 TOTAL UTILITIES EXPENSES	3,854.54	2,910.00	944.54	29,100.00	30,478.47	34,920.00	-12.72
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	4,563.55	4,475.00	88.55	49,225.00	47,031.28	58,175.00	-19.16
60-1-000-001-6510.100 OT Maintenance	134.73	75.00	59.73	750.00	1,099.00	900.00	22.11
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	4,698.28	4,550.00	148.28	49,975.00	48,130.28	59,075.00	-18.53
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	-5.94	0.00	-5.94	2,040.00	1,706.89	2,040.00	-16.33
60-1-000-001-6515.030 Snow Removal Supplies	153.39	100.00	53.39	400.00	153.39	700.00	-78.09
60-1-000-001-6515.040 Roofing Suppies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	0.00	0.00	3,000.00	1,018.59	3,000.00	-66.05
60-1-000-001-6515.070 Electrical Supplies	7.58	100.00	-92.42	1,000.00	340.74	1,200.00	-71.61
60-1-000-001-6515.080 Plumbing Supplies	564.04	350.00	214.04	3,400.00	2,924.72	4,100.00	-28.67
60-1-000-001-6515.090 Extermination Supplies	0.00	0.00	0.00	300.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	80.00	-80.00	800.00	177.06	960.00	-81.56
60-1-000-001-6515.110 Routine Maint. Supplies	516.15	650.00	-133.85	6,700.00	3,392.75	8,000.00	-57.59
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	1,850.00	909.64	2,220.00	-59.03
60-1-000-001-6515.115 Refrigerators	0.00	0.00	0.00	2,000.00	541.00	2,000.00	-72.95
60-1-000-001-6515.116 Stoves	0.00	0.00	0.00	1,600.00	0.00	1,600.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	100.00	-100.00	1,000.00	190.94	1,000.00	-80.91
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	1,235.22	1,565.00	-329.78	24,090.00	11,355.72	27,120.00	-58.13
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	1,290.00	726.00	564.00	7,260.00	6,537.23	8,712.00	-24.96
60-1-000-001-6520.020 Heat/Cool Contract	0.00	200.00	-200.00	600.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	500.00	-500.00	500.00	0.00	1,500.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	0.00	0.00	4,100.00	0.00	4,100.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	0.00	0.00	200.00	99.00	200.00	-50.50
60-1-000-001-6520.080 Plumbing Contract	0.00	0.00	0.00	6,600.00	2,659.18	6,600.00	-59.71
60-1-000-001-6520.090 Extermin Contract	535.50	0.00	535.50	1,700.00	2,456.50	2,150.00	14.26
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	144.25	50.00	94.25	500.00	489.25	600.00	-18.46
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	2,975.00	1,500.00	1,475.00	4,500.00	2,975.00	4,500.00	-33.89
60-1-000-001-6520.120 Other Misc. Contracts	0.00	100.00	-100.00	1,000.00	0.00	1,200.00	-100.00
Total Line 94300 - (sub acct)	4,944.75	3,076.00	1,868.75	26,960.00	15,216.16	30,162.00	-49.55
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,716.59	2,150.00	-433.41	23,650.00	20,157.74	27,950.00	-27.88
Total Line 94500	1,716.59	2,150.00	-433.41	23,650.00	20,157.74	27,950.00	-27.88
94000 TOTAL MAINTENANCE EXPENSES	12,594.84	11,341.00	1,253.84	124,675.00	94,859.90	144,307.00	-34.27
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

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Knox County Housing Authority
FDS Income Statement - Prairieland
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	650.00	0.00	650.00	0.00	1,300.00	0.00	
Total Line 95200	650.00	0.00	650.00	0.00	1,300.00	0.00	
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	650.00	0.00	650.00	0.00	1,300.00	0.00	
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.71	1,095.00	155.71	10,950.00	10,890.34	13,140.00	-17.12
Total Line 96110	1,250.71	1,095.00	155.71	10,950.00	10,890.34	13,140.00	-17.12
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.23	165.00	-6.77	1,650.00	1,576.45	1,980.00	-20.38
Total Line 96120	158.23	165.00	-6.77	1,650.00	1,576.45	1,980.00	-20.38
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.41	285.00	0.41	2,850.00	2,790.83	3,420.00	-18.40
Total Line 96130	285.41	285.00	0.41	2,850.00	2,790.83	3,420.00	-18.40
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.56	58.00	6.56	580.00	563.70	696.00	-19.01
60-1-000-001-6721.500 PE & PO Insuranace	88.51	91.00	-2.49	910.00	885.19	1,092.00	-18.94
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	153.07	149.00	4.07	1,490.00	1,448.89	1,788.00	-18.97
96100 TOTAL INSURANCE PREMIUMS EXP	1,847.42	1,694.00	153.42	16,940.00	16,706.51	20,328.00	-17.82
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	500.00	-100.00
Total Line 96210	0.00	0.00	0.00	0.00	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,553.03	1,275.00	278.03	12,750.00	13,242.43	15,300.00	-13.45
Total Line 96300	1,553.03	1,275.00	278.03	12,750.00	13,242.43	15,300.00	-13.45
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	-2,517.60	320.00	-2,837.60	3,200.00	4,528.52	3,840.00	17.93
Total Line 96400	-2,517.60	320.00	-2,837.60	3,200.00	4,528.52	3,840.00	17.93
96000 TOTAL OTHER GENERAL EXPENSES	-964.57	1,595.00	-2,559.57	15,950.00	17,770.95	19,640.00	-9.52
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	0.00	1,730.00	-1,730.00	17,300.00	16,175.99	20,760.00	-22.08
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	0.00	1,730.00	-1,730.00	17,300.00	16,175.99	20,760.00	-22.08
96700 TOTAL INTEREST EXP & AMORT	0.00	1,730.00	-1,730.00	17,300.00	16,175.99	20,760.00	-22.08
96900 TOTAL OPERATING EXPENSE	27,249.13	30,200.00	-2,950.87	311,772.00	278,533.88	367,592.00	-24.23
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-4,348.87	-410.00	-3,938.87	7,515.00	-32,857.94	2,111.00	-1,656.51

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	2,800.00	2,800.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-12,382.00	-11,255.00	-1,127.00	-112,550.00	-134,909.00	-135,060.00	-0.11
Total Admin Fee Subsidy	-12,382.00	-11,255.00	-1,127.00	-112,550.00	-134,909.00	-135,060.00	-0.11
Interest Income							
30-1-000-000-3300.000 Int Reserve	-7.97	-7.00	-0.97	-70.00	-59.31	-84.00	-29.39
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-7.97	-7.00	-0.97	-70.00	-59.31	-84.00	-29.39
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	-542.00	-100.00	-442.00	-1,000.00	-2,254.00	-1,200.00	87.83
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	-542.00	-100.00	-442.00	-1,000.00	-2,254.00	-1,200.00	87.83
TOTAL ADMIN OPERATING INCOME	-12,931.97	-11,362.00	-1,569.97	-113,620.00	-137,222.31	-136,344.00	0.64
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	4,929.28	5,000.00	-70.72	55,000.00	47,600.33	65,000.00	-26.77
Total Admin Salaries	4,929.28	5,000.00	-70.72	55,000.00	47,600.33	65,000.00	-26.77
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	1,765.00	-1,765.00	1,765.00	2,175.00	1,765.00	23.23
Total Audit Fee Expense	0.00	1,765.00	-1,765.00	1,765.00	2,175.00	1,765.00	23.23
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,400.00	2,640.00	-240.00	26,400.00	23,748.00	31,680.00	-25.04
30-1-000-000-4120.300 Bookkeep. Fees	1,500.00	1,650.00	-150.00	16,500.00	14,842.50	19,800.00	-25.04
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	0.00	280.00	0.00	560.00	0.00	
Total Fees Expense	4,180.00	4,290.00	-110.00	42,900.00	39,150.50	51,480.00	-23.95
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	3,277.43	3,050.00	227.43	33,550.00	27,987.52	39,650.00	-29.41
Total Benefit Contribution Exp	3,277.43	3,050.00	227.43	33,550.00	27,987.52	39,650.00	-29.41
Office Expense							
30-1-000-000-4180.000 Telephone	190.38	41.00	149.38	650.00	878.44	772.00	13.79
30-1-000-000-4190.100 Postage	193.89	150.00	43.89	1,530.00	1,611.29	1,850.00	-12.90
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Painting/Printers	0.00	95.00	-95.00	190.00	0.00	190.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	186.00	-186.00	372.00	0.00	372.00	-100.00
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	938.72	0.00	
30-1-000-000-4190.850 IT Support	0.00	0.00	0.00	161.00	705.69	215.00	228.23
Total Office Expense	384.27	472.00	-87.73	2,903.00	4,134.14	3,399.00	21.63

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Legal Expense							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
30-1-000-000-4150.000 Travel - Staff	0.00	0.00	0.00	1,025.00	425.87	1,025.00	-58.45
Total Travel Expense	0.00	0.00	0.00	1,025.00	425.87	1,025.00	-58.45
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	0.02	0.00	0.02	0.00	0.02	0.00	
30-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	0.00	0.00	1,450.00	338.00	1,450.00	-76.69
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	4,986.00	0.00	4,986.00	-100.00
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	1,385.35	0.00	1,385.35	300.00	4,126.48	371.00	1,012.26
30-1-000-000-4190.200 Inspection Exp	0.00	458.00	-458.00	4,583.00	1,600.00	5,500.00	-70.91
30-1-000-000-4190.950 Background Verification	36.93	50.00	-13.07	500.00	236.36	600.00	-60.61
30-1-000-000-4420.126 Vehicle Supplies	0.00	0.00	0.00	20.00	58.21	30.00	94.03
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	15.92	0.00	
Total Other Expense	1,422.30	508.00	914.30	11,839.00	6,374.99	12,937.00	-50.72
TOTAL ADMIN EXPENSE	14,193.28	15,085.00	-891.72	148,982.00	127,848.35	175,256.00	-27.05
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.10	54.00	-0.90	540.00	531.54	648.00	-17.97
30-1-000-000-4510.030 Work Comp Insurance	195.24	194.00	1.24	1,940.00	1,907.76	2,328.00	-18.05
30-1-000-000-4510.035 Auto Insurance	50.00	50.00	0.00	500.00	481.28	600.00	-19.79
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Premium Expenses	298.34	298.00	0.34	2,980.00	2,920.58	3,576.00	-18.33
TOTAL INSURANCE EXPENSE	298.34	298.00	0.34	2,980.00	2,920.58	3,576.00	-18.33
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-55.00	0.00	-55.00	-100.00	-128.40	-100.00	28.40
30-1-000-000-4590.010 Admin Gen Exp-Port	202.87	317.00	-114.13	3,170.00	2,456.00	3,804.00	-35.44
Total General Expense	147.87	317.00	-169.13	3,070.00	2,327.60	3,704.00	-37.16
TOTAL GENERAL EXPENSE	147.87	317.00	-169.13	3,070.00	2,327.60	3,704.00	-37.16
TOTAL EXPENSES - ADMIN	14,639.49	15,700.00	-1,060.51	155,032.00	133,096.53	182,536.00	-27.08
ADMIN (Profit)/Loss	1,707.52	4,338.00	-2,630.48	41,412.00	-4,125.78	46,192.00	-108.93
MISCELLANEOUS EXPENSE							
Surplus Adj & Provision							
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	4,650.00	4,640.00	5,580.00	-16.85
Total Depreciation Expense	464.00	465.00	-1.00	4,650.00	4,640.00	5,580.00	-16.85
TOTAL MISC EXPENSE	464.00	465.00	-1.00	4,650.00	4,640.00	5,580.00	-16.85
TOTAL ADMIN EXPENSES w/ DEPR EXP	15,103.49	16,165.00	-1,061.51	159,682.00	137,736.53	188,116.00	-26.78
ADMIN (Profit)/Loss w/ Depreciation	2,171.52	4,803.00	-2,631.48	46,062.00	514.22	51,772.00	-99.01

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	-542.00	-100.00	-442.00	-1,000.00	-2,170.00	-1,200.00	80.83
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-77,222.00	-80,225.00	3,003.00	-802,255.00	-748,270.00	-962,706.00	-22.27
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-77,764.00	-80,325.00	2,561.00	-803,255.00	-750,440.00	-963,906.00	-22.15
TOTAL HAP INCOME	-77,764.00	-80,325.00	2,561.00	-803,255.00	-750,440.00	-963,906.00	-22.15
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	70,255.00	73,000.00	-2,745.00	730,000.00	675,964.98	876,000.00	-22.84
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	2,665.00	2,550.00	115.00	25,500.00	29,766.00	30,600.00	-2.73
30-1-000-000-4715.050 HAP Homeownership	0.00	175.00	-175.00	1,225.00	0.00	1,575.00	-100.00
30-1-000-000-4715.070 HAP Port Out Pmts	4,648.00	12,250.00	-7,602.00	122,500.00	55,181.11	147,000.00	-62.46
Total HAP Expenses	77,568.00	87,975.00	-10,407.00	879,225.00	760,912.09	1,055,175.00	-27.89
TOTAL HAP EXPENSE	77,568.00	87,975.00	-10,407.00	879,225.00	760,912.09	1,055,175.00	-27.89
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	44.00	0.00	44.00	100.00	107.40	100.00	7.40
Total General HAP Expenses	44.00	0.00	44.00	100.00	107.40	100.00	7.40
TOTAL GENERAL HAP EXPENSES	44.00	0.00	44.00	100.00	107.40	100.00	7.40
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	77,612.00	87,975.00	-10,363.00	879,325.00	761,019.49	1,055,275.00	-27.88
Remaining HAP (to)/from Reserve	-152.00	7,650.00	-7,802.00	76,070.00	10,579.49	91,369.00	-88.42

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	150.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-11,701.00	0.00	-11,701.00	0.00	-60,761.00	0.00	
Total HAP Income	-11,701.00	0.00	-11,701.00	0.00	-60,761.00	0.00	
TOTAL HAP INCOME	-11,701.00	0.00	-11,701.00	0.00	-60,761.00	0.00	
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	6,867.00	0.00	6,867.00	0.00	64,161.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	415.00	0.00	415.00	0.00	4,872.00	0.00	
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	7,282.00	0.00	7,282.00	0.00	69,033.00	0.00	
TOTAL HAP EXPENSE	7,282.00	0.00	7,282.00	0.00	69,033.00	0.00	
EHV HAP (to)/from Reserve	-4,419.00	0.00	-4,419.00	0.00	8,272.00	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-1,119.00	0.00	-1,119.00	0.00	-7,142.00	0.00	
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	0.00	0.00	0.00	-13,125.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	0.00	0.00	0.00	-500.00	0.00	
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	0.00	0.00	0.00	-500.00	0.00	
Total Admin Fee Subsidy	-1,119.00	0.00	-1,119.00	0.00	-21,267.00	0.00	
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-1,119.00	0.00	-1,119.00	0.00	-21,267.00	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
January, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	150.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	150.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	150.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	58.98	0.00	58.98	0.00	2,936.97	0.00	
30-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	45.85	0.00	45.85	0.00	1,862.44	0.00	
30-1-000-001-4120.100 EHV Management Fee	180.00	0.00	180.00	0.00	1,524.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	112.50	0.00	112.50	0.00	952.50	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	60.00	0.00	60.00	0.00	972.48	0.00	
Total Ongoing Admin Expenses	457.33	0.00	457.33	0.00	8,248.39	0.00	
TOTAL ONGOING ADMIN EXPENSES	457.33	0.00	457.33	0.00	8,248.39	0.00	
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	0.00	0.00	0.00	2,572.84	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	2,572.84	0.00	
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	0.00	0.00	0.00	841.00	0.00	
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	841.00	0.00	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	0.00	0.00	0.00	9,259.04	0.00	
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	9,259.04	0.00	
TOTAL SERVICE FEE EXPENSES	0.00	0.00	0.00	0.00	12,672.88	0.00	
TOTAL EHV ADMIN EXPENSES	457.33	0.00	457.33	0.00	21,071.27	0.00	
EHV ADMINI (Profit)/Loss	-661.67	0.00	-661.67	0.00	-195.73	0.00	

**Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
January 31, 2023**

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	124,329.14	99,584.00	24,745.14	1,042,267.02	1,332,212.00	-21.76
TOTAL OPERATING INCOME	124,329.14	99,584.00	24,745.14	1,042,267.02	1,332,212.00	-21.76
OPERATING EXPENSE						
Total Administration Expenses	75,045.42	57,654.00	17,391.42	633,288.05	723,502.00	-12.47
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	1,446.68	565.00	881.68	5,414.14	6,780.00	-20.15
Total Maintenance Expenses	53,130.78	52,802.00	328.78	550,020.08	686,474.00	-19.88
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	3,232.62	3,241.00	-8.38	32,313.96	46,392.00	-30.35
TOTAL ROUTINE OPERATING EXPENSES	132,855.50	114,262.00	18,593.50	1,221,036.23	1,463,148.00	-16.55
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-765.00	765.00	0.00	-9,180.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	132,855.50	113,497.00	19,358.50	1,221,036.23	1,453,968.00	-16.02
NET REVENUE/-EXPENSE PROFIT/-LOSS	-8,526.36	-13,913.00	5,386.64	-178,769.21	-121,756.00	46.83
Total Depreciation Expense	760.00	765.00	-5.00	7,600.00	9,180.00	-17.21
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-9,286.36	-14,678.00	5,391.64	-186,369.21	-130,936.00	42.34

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
January 31, 2023

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	81,237.62	72,429.00	8,808.62	754,793.50	924,246.00	-18.33
TOTAL OPERATING INCOME	81,237.62	72,429.00	8,808.62	754,793.50	924,246.00	-18.33
OPERATING EXPENSE						
Total Administration Expenses	27,760.69	28,825.00	-1,064.31	288,667.77	362,478.00	-20.36
Total Tenant Service Expenses	532.03	137.00	395.03	1,302.71	2,250.00	-42.10
Total Utility Expenses	27,822.59	10,708.00	17,114.59	105,023.88	124,400.00	-15.58
Total Maintenance Expenses	36,025.33	25,179.00	10,846.33	255,216.91	318,956.00	-19.98
Total Protective Service Expenses	5,465.06	833.00	4,632.06	14,521.20	13,200.00	10.01
General Expenses	6,353.02	6,717.00	-363.98	75,911.45	81,014.00	-6.30
TOTAL ROUTINE OPERATING EXPENSES	103,958.72	72,399.00	31,559.72	740,643.92	902,298.00	-17.92
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-13,500.00	13,500.00	0.00	-162,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	103,958.72	58,899.00	45,059.72	740,643.92	740,298.00	0.05
NET REVENUE/EXPENSE PROFIT/-LOSS	-22,721.10	13,530.00	-36,251.10	14,149.58	183,948.00	-92.31
Total Depreciation Expense						
Total Depreciation Expense	13,400.00	13,500.00	-100.00	134,000.00	162,000.00	-17.28
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-36,121.10	30.00	-36,151.10	-119,850.42	21,948.00	-646.07

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
January 31, 2023

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	98,394.89	86,866.00	11,528.89	982,442.61	1,145,384.00	-14.23
TOTAL OPERATING INCOME	98,394.89	86,866.00	11,528.89	982,442.61	1,145,384.00	-14.23
OPERATING EXPENSE						
Total Administration Expenses	29,324.63	32,088.00	-2,763.37	288,820.17	363,453.00	-20.53
Total Tenant Service Expenses	0.00	0.00	0.00	414.22	3,440.00	-87.96
Total Utility Expenses	5,097.16	2,835.00	2,262.16	21,423.13	31,320.00	-31.60
Total Maintenance Expenses	46,919.62	37,204.00	9,715.62	450,383.48	468,300.00	-3.83
Total Protective Service Expenses	3,594.18	980.00	2,614.18	11,105.34	9,320.00	19.16
General Expenses	8,204.23	6,270.00	1,934.23	84,459.77	74,790.00	12.93
TOTAL ROUTINE OPERATING EXPENSES	93,139.82	79,377.00	13,762.82	856,606.11	950,623.00	-9.89
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-31,000.00	31,000.00	0.00	-372,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	93,139.82	48,377.00	44,762.82	856,606.11	578,623.00	48.04
NET REVENUE/EXPENSE PROFIT/-LOSS	5,255.07	38,489.00	-33,233.93	125,836.50	566,761.00	-77.80
Total Depreciation Expense						
Total Depreciation Expense	30,630.00	31,000.00	-370.00	306,300.00	372,000.00	-17.66
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-25,374.93	7,489.00	-32,863.93	-180,463.50	194,761.00	-192.66

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
January 31, 2023

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	21,661.87	23,462.00	-1,800.13	199,542.66	281,665.00	-29.16
TOTAL OPERATING INCOME	21,661.87	23,462.00	-1,800.13	199,542.66	281,665.00	-29.16
OPERATING EXPENSE						
Total Administration Expenses	5,739.82	7,504.00	-1,764.18	55,949.77	81,990.00	-31.76
Total Tenant Service Expenses	0.00	1,000.00	-1,000.00	112.88	4,300.00	-97.37
Total Utility Expenses	7,507.08	2,725.00	4,782.08	26,456.49	28,025.00	-5.60
Total Maintenance Expenses	19,356.17	14,193.00	5,163.17	96,852.51	138,520.00	-30.08
Total Protective Service Expenses	8,131.13	550.00	7,581.13	13,357.62	4,250.00	214.30
General Expenses	2,175.74	2,590.00	-414.26	24,711.73	31,556.00	-21.69
TOTAL ROUTINE OPERATING EXPENSES	42,909.94	28,562.00	14,347.94	217,441.00	288,641.00	-24.67
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-8,650.00	8,650.00	0.00	-103,800.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	42,909.94	19,912.00	22,997.94	217,441.00	184,841.00	17.64
NET REVENUE/EXPENSE PROFIT/-LOSS	-21,248.07	3,550.00	-24,798.07	-17,898.34	96,824.00	-118.49
Total Depreciation Expense	7,060.00	8,650.00	-1,590.00	70,600.00	103,800.00	-31.98
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-28,308.07	-5,100.00	-23,208.07	-88,498.34	-6,976.00	1,168.61

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
January 31, 2023

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	12,931.97	11,362.00	1,569.97	137,222.31	136,344.00	0.64
TOTAL ADMIN OPERATING INCOME	12,931.97	11,362.00	1,569.97	137,222.31	136,344.00	0.64
OPERATING EXPENSES						
Total Admin Expenses	10,013.26	9,030.00	983.26	86,448.70	121,981.00	-29.13
Total Fees Expenses	3,900.02	6,055.00	-2,154.98	40,765.52	53,245.00	-23.44
Total General Expenses	726.21	615.00	111.21	5,882.31	7,310.00	-19.53
TOTAL OPERATING EXPENSES	14,639.49	15,700.00	-1,060.51	133,096.53	182,536.00	-27.08
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	14,639.49	15,700.00	-1,060.51	133,096.53	182,536.00	-27.08
NET REVENUE PROFIT/-LOSS	-1,707.52	-4,338.00	2,630.48	4,125.78	-46,192.00	-108.93
Total Depreciation Expense	464.00	465.00	-1.00	4,640.00	5,580.00	-16.85
NET REVENUE w/Deprecitation PROFIT/-LOSS	-2,171.52	-4,803.00	2,631.48	-514.22	-51,772.00	-99.01

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	77,764.00	80,325.00	-2,561.00	750,440.00	963,906.00	-22.15
TOTAL HAP INCOME	77,764.00	80,325.00	-2,561.00	750,440.00	963,906.00	-22.15
HAP EXPENSES						
Total HAP Expenses	77,568.00	87,975.00	-10,407.00	760,912.09	1,055,175.00	-27.89
Total General HAP Expenses	44.00	0.00	44.00	107.40	100.00	7.40
TOTAL HAP EXPENSES	77,612.00	87,975.00	-10,363.00	761,019.49	1,055,275.00	-27.88
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	152.00	-7,650.00	7,802.00	-10,579.49	-91,369.00	-88.42

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
January 31, 2023

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	36,280.03	34,908.00	1,372.03	347,830.20	418,896.00	-16.97
TOTAL OPERATING INCOME	36,280.03	34,908.00	1,372.03	347,830.20	418,896.00	-16.97
OPERATING EXPENSE						
Total Administration Expenses	4,236.98	7,670.00	-3,433.02	72,690.35	100,742.00	-27.85
Total Fee Expenses	4,284.00	4,284.00	0.00	41,709.50	51,408.00	-18.87
Total Utilities Expenses	5,264.43	2,826.00	2,438.43	34,124.11	33,912.00	0.63
Total Maintenance Expenses	129,000.03	11,663.00	117,337.03	300,724.39	287,008.00	4.78
Total Taxes & Insurance Expense	3,298.12	3,248.00	50.12	31,729.63	38,972.00	-18.58
Total Financial Expenses	0.00	1,760.00	-1,760.00	16,176.02	21,120.00	-23.41
TOTAL ROUTINE OPERATING EXPENSE	146,083.56	31,451.00	114,632.56	497,154.00	533,162.00	-6.75
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-8,300.00	8,300.00	0.00	-99,600.00	-100.00
Total Capital Expenditures	0.00	-8,300.00	8,300.00	0.00	-99,600.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	146,083.56	23,151.00	122,932.56	497,154.00	433,562.00	14.67
NET REVENUE PROFIT/-LOSS						
	-109,803.53	11,757.00	-121,560.53	-149,323.80	-14,666.00	918.16
Total Depreciation Expense						
	8,286.00	8,300.00	-14.00	82,860.00	99,600.00	-16.81
NET REVENUE w/Depreciation PROFIT/-LOSS	-118,089.53	3,457.00	-121,546.53	-232,183.80	-114,266.00	103.20

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
January 31, 2023

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Opetating Income	31,598.00	30,610.00	988.00	311,391.82	365,481.00	-14.80
TOTAL OPERATING INCOME	31,598.00	30,610.00	988.00	311,391.82	365,481.00	-14.80
OPERATING EXPENSE						
Total Administration Expenses	3,119.80	7,382.00	-4,262.20	67,690.58	85,061.00	-20.42
Total Fee Expenses	3,629.50	3,868.00	-238.50	38,080.00	46,416.00	-17.96
Total Utilities Expenses	3,854.54	2,910.00	944.54	30,478.47	34,920.00	-12.72
Total Maintenance Expenses	13,244.84	11,341.00	1,903.84	96,159.90	144,307.00	-33.36
Total Taxes & Insurance Expense	3,400.45	2,969.00	431.45	29,948.94	36,128.00	-17.10
Total Financial Expenses	0.00	1,730.00	-1,730.00	16,175.99	20,760.00	-22.08
TOTAL ROUTINE OPERATING EXPENSE	27,249.13	30,200.00	-2,950.87	278,533.88	367,592.00	-24.23
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-7,275.00	7,275.00	0.00	-87,300.00	-100.00
Total Capital Expenditures	0.00	-7,275.00	7,275.00	0.00	-87,300.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	27,249.13	22,925.00	4,324.13	278,533.88	280,292.00	-0.63
NET REVENUE PROFIT/-LOSS						
	4,348.87	7,685.00	-3,336.13	32,857.94	85,189.00	-61.43
Total Depreciation Expense						
	7,240.00	7,275.00	-35.00	72,400.00	87,300.00	-17.07
NET REVENUE w/Depreciation PROFIT/-LOSS	-2,891.13	410.00	-3,301.13	-39,542.06	-2,111.00	1,773.14

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
January 31, 2023

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	314,849.64	282,341.00	32,508.64	2,968,271.91	3,683,507.00	-19.42
TOTAL OPERATING INCOME	314,849.64	282,341.00	32,508.64	2,968,271.91	3,683,507.00	-19.42
OPERATING EXPENSE						
Total Administration Expenses	121,554.74	126,071.00	-4,516.26	1,242,307.61	1,531,423.00	-18.88
Total Tenant Service Expenses	532.03	1,137.00	-604.97	1,829.81	9,990.00	-81.68
Total Utility Expenses	41,873.51	16,833.00	25,040.51	158,317.64	190,525.00	-16.90
Total Maintenance Expenses	155,431.90	129,378.00	26,053.90	1,352,472.98	1,612,250.00	-16.11
Total Protective Service Expenses	17,190.37	2,363.00	14,827.37	38,984.16	26,770.00	45.63
General Expenses	19,965.61	18,818.00	1,147.61	217,396.91	233,752.00	-7.00
TOTAL ROUTINE OPERATING EXPENSES	356,548.16	294,600.00	61,948.16	3,011,309.11	3,604,710.00	-16.46
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-53,915.00	53,915.00	0.00	-646,980.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	356,548.16	240,685.00	115,863.16	3,011,309.11	2,957,730.00	1.81
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-41,698.52	41,656.00	-83,354.52	-43,037.20	725,777.00	-105.93
Total Depreciation Expense						
Total Depreciation Expense	51,850.00	53,915.00	-2,065.00	518,500.00	646,980.00	-19.86
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-93,548.52	-12,259.00	-81,289.52	-561,537.20	78,797.00	-812.64

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
January 31, 2023

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	67,878.03	65,518.00	2,360.03	659,222.02	784,377.00	-15.96
TOTAL OPERATING INCOME	67,878.03	65,518.00	2,360.03	659,222.02	784,377.00	-15.96
OPERATING EXPENSE						
Total Administration Expenses	7,356.78	15,052.00	-7,695.22	140,380.93	185,803.00	-24.45
Total Fee Expenses	7,913.50	8,152.00	-238.50	79,789.50	97,824.00	-18.44
Total Utilities Expenses	9,118.97	5,736.00	3,382.97	64,602.58	68,832.00	-6.14
Total Maintenance Expenses	142,244.87	23,004.00	119,240.87	396,884.29	431,315.00	-7.98
Total Taxes & Insurance Expense	6,698.57	6,217.00	481.57	61,678.57	75,100.00	-17.87
Total Financial Expenses	0.00	3,490.00	-3,490.00	32,352.01	41,880.00	-22.75
TOTAL ROUTINE OPERATING EXPENSE	173,332.69	61,651.00	111,681.69	775,687.88	900,754.00	-13.88
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-15,575.00	15,575.00	0.00	-186,900.00	-100.00
Total Capital Expenditures	0.00	-15,575.00	15,575.00	0.00	-186,900.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	173,332.69	46,076.00	127,256.69	775,687.88	713,854.00	8.66
NET REVENUE PROFIT/-LOSS						
	-105,454.66	19,442.00	-124,896.66	-116,465.86	70,523.00	-265.15
Total Depreciation Expense						
	15,526.00	15,575.00	-49.00	155,260.00	186,900.00	-16.93
NET REVENUE w/Depreciation PROFIT/-LOSS	-120,980.66	3,867.00	-124,847.66	-271,725.86	-116,377.00	133.49

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
January, 2023

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	10,262.01	4,771.28	5,490.73	106,959.66
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	15,876.09	16,376.25	-500.16	162,425.36
Administrative Expenses	1,622.59	528.86	1,093.73	19,282.75
Tenant Services	532.03	77.45	454.58	1,302.71
Utilities	27,822.59	10,148.76	17,673.83	105,023.88
Maint/Protective Serv - Supplies/Conts	41,490.39	18,505.30	22,985.09	269,738.11
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	6,353.02	14,343.48	-7,990.46	75,911.45
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	103,958.72	64,751.38	39,207.34	740,643.92
AMP002 - FAMILY				
Salaries	8,685.95	7,562.61	1,123.34	89,672.11
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	17,073.67	17,744.27	-670.60	173,938.25
Administrative Expenses	3,565.01	1,363.49	2,201.52	25,209.81
Tenant Services	0.00	0.00	0.00	414.22
Utilities	5,097.16	947.07	4,150.09	21,423.13
Maint/Protective Serv - Supplies/Conts	50,513.80	32,914.42	17,599.38	461,453.20
Mileage	0.00	0.00	0.00	35.62
Insurance & General Expenses	8,204.23	12,635.83	-4,431.60	84,459.77
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	93,139.82	73,167.69	19,972.13	856,606.11
AMP003 - BLUEBELL				
Salaries	0.00	907.81	-907.81	0.00
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	4,683.64	4,765.93	-82.29	47,504.68
Administrative Expenses	1,056.18	435.11	621.07	8,445.09
Tenant Services	0.00	24.33	-24.33	112.88
Utilities	7,507.08	1,614.39	5,892.69	26,456.49
Maint/Protective Serv - Supplies/Conts	27,487.30	25,990.15	1,497.15	110,210.13
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	2,175.74	2,677.29	-501.55	24,711.73
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	42,909.94	36,415.01	6,494.93	217,441.00
COCC				
Salaries	123,095.91	93,050.47	30,045.44	1,102,250.63
Employee W/H Payments	-25.34	-586.75	561.41	-438.45
Fee Expenses	444.25	0.00	444.25	2,198.13
Administrative Expenses	6,125.14	6,927.43	-802.29	73,799.41
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,446.68	283.42	1,163.26	5,414.14
Maint/Protective Serv - Supplies/Conts	-1,489.10	87.74	-1,576.84	5,027.48
Mileage	0.00	0.00	0.00	32.48
Insurance & General Expenses	3,232.62	3,231.35	1.27	32,313.96
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	132,830.16	102,993.66	29,836.50	1,220,597.78
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	142,043.87	106,292.17	35,751.70	1,298,882.40
Employee W/H Payments	-25.34	-586.75	561.41	-438.45
Fee Expenses	38,077.65	38,886.45	-808.80	386,066.42
Administrative Expenses	12,368.92	9,254.89	3,114.03	126,737.06
Tenant Services	532.03	101.78	430.25	1,829.81
Utilities	41,873.51	12,993.64	28,879.87	158,317.64
Maint/Protective Serv - Supplies/Conts	118,002.39	77,497.61	40,504.78	846,428.92
Mileage	0.00	0.00	0.00	68.10
Insurance & General Expenses	19,965.61	32,887.95	-12,922.34	217,396.91
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	372,838.64	277,327.74	95,510.90	3,035,288.81

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
January, 2023

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	11,407.85	11,350.32	57.53
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,284.00	4,224.50	59.50
Administrative Expenses	-773.15	791.06	-1,564.21
Utilities	5,264.43	2,384.75	2,879.68
Maintenance Supplies/Contracts	121,865.19	13,981.20	107,883.99
Tax & Insurance Expenses	3,298.12	3,154.41	143.71
Finacial Expenses	0.00	1,732.66	-1,732.66
TOTAL BRENTWOOD CLAIMS	145,346.44	37,618.90	107,727.54
PRAIRIELAND			
Salaries	11,407.86	11,350.29	57.57
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,629.50	3,748.50	-119.00
Administrative Expenses	-1,879.61	1,807.13	-3,686.74
Utilities	3,854.54	2,563.57	1,290.97
Maintenance Supplies/Contracts	6,179.97	348.55	5,831.42
Taxes & Insurance Expenses	3,400.45	2,925.66	474.79
Financial Expenses	0.00	1,732.65	-1,732.65
TOTAL PRAIRIELAND CLAIMS	26,592.71	24,476.35	2,116.36
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	22,815.71	22,700.61	115.10
Employee W/H Payments	0.00	0.00	0.00
Management Fees	7,913.50	7,973.00	-59.50
Administrative Expenses	-2,652.76	2,598.19	-5,250.95
Utilities	9,118.97	4,948.32	4,170.65
Maintenance Supplies	128,045.16	14,329.75	113,715.41
Taxes & Insurance Expenses	6,698.57	6,080.07	618.50
Financial Expenses	0.00	3,465.31	-3,465.31
TOTAL AHP CLAIMS	171,939.15	62,095.25	109,843.90
HOUSING CHOICE VOUCHER - HCV			
Salaries	8,206.71	13,910.73	-5,704.02
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,180.02	3,841.50	338.52
Administrative Expenses	1,806.55	658.40	1,148.15
General Expense-Admin	446.21	560.44	-114.23
Total HCV Expenses	14,639.49	18,971.07	-4,331.58
HAP Expenses	77,568.00	72,953.00	4,615.00
General Expenses	44.00	0.00	44.00
Total HAP Expenses	77,612.00	72,953.00	4,659.00
TOTAL HCV CLAIMS	92,251.49	91,924.07	327.42

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
January, 2023

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	16,393.00	16,393.00
TOTAL CFG 2022 CLAIMS	0.00	0.00	16,393.00	16,393.00
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	300,000.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	172,226.24	172,226.24
TOTAL CFG 2020 CLAIMS	0.00	0.00	172,226.24	472,226.24
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	139,408.21	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	139,408.21	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	0.00	0.00	328,027.45	1,872,493.24

Knox County Housing Authority
CLAIMS REPORT TOTALS
January, 2023

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	103,958.72	64,751.38	39,207.34	740,643.92
AMP002 - FAMILY	93,139.82	73,167.69	19,972.13	856,606.11
AMP003 - BLUEBELL	42,909.94	36,415.01	6,494.93	217,441.00
COCC	132,830.16	103,123.67	29,706.49	1,218,659.20
TOTAL LOW RENT	372,838.64	277,457.75	95,380.89	3,033,350.23
<u>A.H.P.</u>				
BRENTWOOD	146,083.56	37,937.90	108,145.66	497,154.00
PRAIRIELAND	27,249.13	24,482.35	2,766.78	278,533.88
TOTAL A.H.P.	173,332.69	62,420.25	110,912.44	775,687.88
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	14,639.49	18,971.07	-4,331.58	133,022.40
TOTAL HCV	14,639.49	18,971.07	-4,331.58	133,022.40
<u>GRANTS</u>				
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	16,393.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	172,226.24
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	139,408.21
TOTAL GRANTS	0.00	0.00	0.00	328,027.45
<hr/>				
TOTAL CLAIMS FOR MONTH	560,810.82	358,849.07	201,961.75	4,270,087.96

EXECUTIVE DIRECTOR REPORT

January 2023

REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, February 28, 2023
Moon Towers Conference Room
255 W. Tompkins St.
Galesburg, IL 61401
knoxcountyhousing.org



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

The following table details **commissioner** training and development accomplished for FYE 03/31/2023:

Date	Commissioner	Training Description	Location	Hours
4/6/2022	Jared Hawkinson	Nelrod Conference	Las Vegas, NV	13.0
4/6/2022	LaToya Casron	Nelrod Conference	Las Vegas, NV	13.0
				26.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2023:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-22	2	26.0	\$ 2,264.50	\$ 87.10	\$ 833.33	271.74%	\$ 1,431.17
May-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jul-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Aug-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Sep-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Oct-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Nov-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Dec-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jan-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Feb-23			\$ -	\$ -		0.00%	
Mar-23			\$ -	\$ -		0.00%	
FYE 2023	2	26.0	\$ 2,264.50	\$ 87.10	\$ 8,333.33	27.17%	\$ (6,068.83)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

The table below details required commissioner training, and the agency's compliance results:

Commissioner List	PHA Governance	Sexual Harassment	FOIA - Current (State of Illinois)	Open Meetings (State of Illinois)	Ethics/Compliance (state of Illinois)	Compliance %
Hawkinson, Jared (C)		1	1	1	1	80.0%
Robison, Sara (VC)		1	1	1		60.0%
Payton, Lomac						0.0%
Riley, Joseph						0.0%
Carson, LaToya						0.0%
Turner, Dena						0.0%
Range, Joey						0.0%
Antoine, Derek (ED)	1	1	1	1		80.0%
Total Authority	1	3	3	3	1	27.5%

The table below details commissioner attendance at Board meetings for the current calendar year:

CY 2023	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Hawkinson, Jared (C)	1												100.0%
Robison, Sara (VC)													0.0%
Payton, Lomac													0.0%
Riley, Joseph	1												100.0%
Carson, LaToya	1												100.0%
Turner, Dena	1												100.0%
Range, Joey													0.0%
Antoine, Derek (ED)	1												100.0%

The table below details Board governance requirements, and the agency's compliance results:

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	7	7	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	1	1	Meets requirement
Average meeting attendance:	80.0	62.5%	Fails Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	03/29	Meets requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets requirement

EXECUTIVE SUMMARY

CAPITAL GRANT STATUS/PERFORMANCE

2022 CFP Grant IL01P08550122

- Obligation End Date (OED): 04/22/2024
- Expenditure End Date (EED): 04/22/2026

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ -	0.0%	\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ -	0.0%	\$ -	0.0%
1480 General Capital Activity	\$ 1,167,361.00	\$ 1,167,361.00	\$ 72,970.00	6.3%	\$ 28,388.00	2.4%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,467,361.00	\$ 1,467,361.00	\$ 72,970.00	5.0%	\$ 28,388.00	1.9%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Bluebell Gazebo	\$ 73,000.00	\$ 73,000.00	\$ -	0.0%	\$ -	0.0%
1480 Security Cameras	\$ 175,000.00	\$ 175,000.00	\$ -	0.0%	\$ -	0.0%
1480 HVAC Replacement	\$ 100,000.00	\$ 100,000.00	\$ 72,970.00	73.0%	\$ 28,388.00	28.4%
1480 A&E Services	\$ 100,000.00	\$ 100,000.00	\$ -	0.0%	\$ -	0.0%
1480 Lighting	\$ 257,444.00	\$ 257,444.00	\$ -	0.0%	\$ -	0.0%
1480 Playgrounds	\$ 49,317.00	\$ 49,317.00	\$ -	0.0%	\$ -	0.0%
1480 Site Drainage	\$ 27,000.00	\$ 27,000.00	\$ -	0.0%	\$ -	0.0%
1480 Exterior Doors - MT	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%	\$ -	0.0%
1480 MT Roof Replacement	\$ 263,000.00	\$ 263,000.00	\$ -	0.0%	\$ -	0.0%
1480 CCP Drainage	\$ 72,600.00	\$ 72,600.00	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,167,361.00	\$ 1,167,361.00	\$ 72,970.00	6.3%	\$ 28,388.00	2.4%

This grant, in conjunction with the 2021 grant, will be used for physical improvements to the sites, including demolition and construction for a new gazebo at Bluebell Tower, site drainage remediation, roof replacement at Moon Towers, and playgrounds at the Family Sites, . Additionally, repairs and enhancements are planned for security cameras and lighting, as well as HVAC replacement at the Family Sites.

CFP Grant IL01P08550122 is 5.0% obligated, and 1.9% expended. This grant must be obligated at 90% (executed contracts) by 04/22/2024, and fully expended by 04/22/2026.

EXECUTIVE SUMMARY

2021 CFP Grant IL01P08550121

- Obligation End Date (OED): 02/22/2023
- Expenditure End Date (EED): 02/22/2025

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 909,310.00	\$ 909,310.00	\$ 909,310.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,209,310.00	\$ 1,209,310.00	\$ 1,209,310.00	100.0%	\$ 300,000.00	24.8%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 504 Phase 4	\$ 334,310.00	\$ 334,310.00	\$ 334,310.00	100.0%	\$ -	0.0%
1480 MT - Roof Replacement	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	100.0%	\$ -	0.0%
1480 A&E Services	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 909,310.00	\$ 909,310.00	\$ 909,310.00	100.0%	\$ -	0.0%

Allotments and transfers for operations (1406) and administration (1410) have been made. Budgeted activities include playground renovation at the Family Sites, gazebo demolition/construction at Bluebell Tower, and roof replacement at Moon Towers.

CFP Grant IL01P08550121 is 100.0% obligated, and 0.0% expended. This grant must be at 90% obligation (executed contracts) by 02/22/2023, and fully expended by 02/22/2025.

EXECUTIVE SUMMARY

2020 CFP Grant IL01P08550120

- Obligation End Date (OED): 03/25/2024
- Expenditure End Date (EED): 03/25/2026

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 868,267.00	\$ 868,267.00	\$ 868,267.00	100.0%	\$ 241,715.77	27.8%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,168,267.00	\$ 1,168,267.00	\$ 1,168,267.00	100.0%	\$ 541,715.77	46.4%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Family - Playground	\$ 154,973.00	\$ 288,373.00	\$ 288,373.00	100.0%	\$ -	0.0%
1480 MT - Roof Replacement	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	100.0%	\$ -	0.0%
1480 504 Phase 3	\$ 529,861.00	\$ 439,861.00	\$ 439,861.00	100.0%	\$ 238,415.77	54.2%
1480 A&E Services	\$ 50,000.00	\$ 6,600.00	\$ 6,600.00	100.0%	\$ 3,300.00	50.0%
1480 Reserved Budget	\$ 8,433.00	\$ 8,433.00	\$ 8,433.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 868,267.00	\$ 868,267.00	\$ 868,267.00	100.0%	\$ 241,715.77	27.8%

Budgeted activities include operational transfers, playground renovation at the family sites, roof replacement at Moon Towers, and finishing 504-Phase 3 renovations at Bluebell Tower.

CFP Grant IL01P08550120 is now 100.0% obligated, and 27.8% expended. This grant must be at 90% obligation (executed contracts) by 03/25/2024, and fully expended by 03/25/2026.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

Several changes and revisions to several HUD initiatives, regulations, guidance, and requirements are set to go into effect in 2023, with significant impact on daily operations at the agency.

- **NSPIRE** – The National Standards for the Inspection of Real Estate are set to replace the Uniform Physical Condition Standards (UPCS) and Housing Quality Standards (HQS) as the inspection protocol for the public housing, housing choice voucher, and multifamily programs. HUD has been conducting an NSPIRE demonstration (basically a test drive at volunteer agencies) since approximately 2019. The premise behind the change is to update inspection standards based on advancements in healthy homes initiatives and code enforcement (lead-based paint, fire, electrical), while updating a scoring methodology to now place emphasis on systems, spaces, and components that have the greatest impact on residents. The final rule goes into effect 04/01/2023 for public housing, with a compliance date of 07/01/2023. For the HCV and MF programs, the compliance date is 10/01/2023.
- **HOTMA** – The Housing Opportunity Through Modernization Act is possibly the most significant regulatory update/revision put out by HUD since 1998. HOTMA was enacted on 07/27/2016, and on 10/24/2016, HUD’s initial implementation guidance was published in the Federal Register. This guidance identified provisions that were effective upon enactment or already in effect (i.e., no HUD action required to implement) and provisions that would be effective only once HUD issued guidance or undertook rulemaking. In 2019, HUD published a proposed rule implementing further sections and provisions of HOTMA not covered under the initial guidance. The proposed rule stipulated changes to the way agency’s define annual income, conduct annual and interim reexaminations of family income, asset identification and income derived from assets, rent calculations, deductions and allowances, over income families, the earned income disallowance, and more. Essentially, this proposed rule impacts daily operations at the agency level for all programs. The rule – on hold due to the COVID-19 pandemic – was officially published in the Federal Register on 02/14/2023. PHAs have until 01/01/2024 to implement the broader income and asset changes in Sections 102 and 104. For PHAs that administer the Public Housing program, the rule includes new Public Housing over-income provisions in Section 103 that become effective 03/16/2023.
- **AFFH** - On 02/09/2023, HUD published in the Federal Register a Notice of Proposed Rulemaking entitled “Affirmatively Furthering Fair Housing”. The proposed rule, which builds on and refines HUD’s 2015 rule, would faithfully implement the Fair Housing Act’s statutory mandate that HUD ensure that recipients of its funding affirmatively further fair housing (AFFH). The AFFH mandate requires agencies and their program participants to proactively take meaningful actions to overcome patterns of segregation, promote fair housing choice, eliminate disparities in opportunities, and foster inclusive communities free from discrimination. Specifically, the proposed rule would require program participants to identify fair housing issues facing their communities, using both data provided by HUD and local knowledge, and then commit to taking responsive actions. Public comments may be submitted

EXECUTIVE SUMMARY

for 60 days after the NPRM is published in the Federal Register, until April 10, 2023, through the rule's docket on www.regulations.gov or through the mechanisms described in the Notice of Proposed Rulemaking.

LEGISLATIVE/ADVOCACY

No report this period.

PUBLIC RELATIONS

No report this period.

STRATEGIC PLANNING

No report this period.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

MOON TOWERS

Moon Towers is comprised of 177 units of singles, elderly, and disabled housing centrally located in Galesburg, IL. The property has two high-rise towers, and is connected on the first floor.

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	99.9%	4	98.0%	4
Unit-months leased (UML) - %	25.0%	98.0%	98.3%	4	100.0%	4
Average leasing days	10.0%	5.00	1.00	4	19.17	1
Adequacy of wait list (ratio)	10.0%	1.00	5.04	4	5.04	4
Income targeting - % ELI admissions	10.0%	40.0%	175.0%	4	120.8%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	100.0%	4	100.0%	4
Non-emergency WO - completion time	5.0%	2.00	2.15	3	2.52	3
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	41.50	1	17.52	1
Annual Inspections - complete %	10.0%	100.0%	89.2%	1	89.2%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 203.53	2	\$ 144.19	4

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	112.2%	4	105.2%	4
Expense - Actual to Budget %	15.0%	98.0%	142.4%	1	98.1%	4
14-day Notice efficiency	10.0%	98.0%	57.8%	1	86.3%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	9.0%	1	9.0%	1
Tenant collections %	15.0%	98.0%	103.6%	4	97.9%	3
Deposit collections %	10.0%	98.0%	94.5%	3	94.5%	3
Reserve position	20.0%	4.00	8.91	2.00	8.91	2.00

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	38.95	4	38.95	4
Management assessment (MASS)	25.0%	25.00	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	96.5%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	25.0%	1
Tenant file review compliance	15.0%	100.0%	100.0%	4	100.0%	4
Pest control program effectiveness	10.0%	100.0%	70.7%	1	70.7%	1
Staff development - hiring and retention	10.0%	3.00	3.08	3	3.08	3
Staff development - training/development	10.0%	100.0%	0.0%	1	76.8%	1
Unit-turnaround time (total)	15.0%	100.0%	42.50	1	29.17	1

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	140.0%	4	109.7%	4
Safety and security	50.0%	3.00	4	4	4	4
Total category score				4.00		4.00

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	2.70	0.41	2.90	0.44
Occupancy	25.0%	4.00	4.00	1.00	3.70	0.93
Financial position	25.0%	4.00	2.30	0.58	2.60	0.65
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	2.85	0.43	2.40	0.36
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.17		3.13
DESIGNATION				STANDARD		STANDARD

PUBLIC HOUSING PROGRAM

SCATTERED FAMILY SITES

Woodland Bend, Whispering Hollow, Cedar Creek Place

The Family Sites are comprised of 190 units scattered among three developments in Galesburg, IL. Most generally associated with families with children, the Family Sites also has a number of accessible units for disabled individuals. Built in 1970, the Family Sites have been home to generations of individuals throughout its history.

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	96.0%	2	98.9%	4
Unit-months leased (UML) - %	25.0%	98.0%	98.4%	4	100.0%	4
Average leasing days	10.0%	5.00	1.67	4	2.36	3
Adequacy of wait list (ratio)	10.0%	1.00	2.33	4	2.33	4
Income targeting - % ELI admissions	10.0%	40.0%	44.4%	4	71.4%	4
Annual recertifications	20.0%	100.0%	100.0%	4	98.6%	4

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	92.1%	2	99.9%	4
Non-emergency WO - completion time	5.0%	2.00	1.26	4	1.91	4
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	17.78	1	17.81	1
Annual Inspections - complete %	10.0%	100.0%	42.2%	1	42.2%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 239.42	2	\$ 229.81	2

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	113.3%	4	101.1%	4
Expense - Actual to Budget %	15.0%	98.0%	117.3%	1	107.7%	2
14-day Notice efficiency	10.0%	98.0%	23.4%	1	58.4%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	28.7%	1	28.7%	1
Tenant collections %	15.0%	98.0%	125.2%	4	105.2%	4
Deposit collections %	10.0%	98.0%	97.3%	3	97.3%	3
Reserve position	20.0%	4.00	11.43	2.00	11.43	2.00

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	38.00	4	38.00	4
Management assessment (MASS)	25.0%	25.00	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	68.6%	1	74.6%	1
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	58.5%	1
Tenant file review compliance	15.0%	100.0%	100.0%	4	100.0%	4
Pest control program effectiveness	10.0%	100.0%	81.1%	1	81.1%	1
Staff development - hiring and retention	10.0%	3.00	3.43	3	3.43	3
Staff development - training/development	10.0%	100.0%	0.0%	1	88.8%	1
Unit-turnaround time (total)	15.0%	100.0%	19.33	2	19.36	2

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	155.0%	4	176.2%	4
Safety and security	50.0%	3.00	4	4	4	4
Total category score				4.00		4.00

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	4.00	2.55	0.38	2.75	0.41
Occupancy	10.0%	4.00	3.50	0.88	3.90	0.98
Financial position	10.0%	4.00	2.30	0.58	2.45	0.61
PHAS	10.0%	4.00	3.75	0.56	3.75	0.56
Management operations	10.0%	4.00	2.70	0.41	2.25	0.34
Tenant engagement	10.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.00		3.10
DESIGNATION				STANDARD		STANDARD

PUBLIC HOUSING PROGRAM

BLUE BELL TOWER

Constructed in 1983, Bluebell Tower is the newest development of the public housing portfolio. The property houses 51 units in a six-story high-rise nestled in downtown Abingdon, IL.

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	99.1%	4	98.9%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	6.00	1	1.50	4
Adequacy of wait list (ratio)	10.0%	1.00	3.96	4	3.96	4
Income targeting - % ELI admissions	10.0%	40.0%	0.0%	1	66.7%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	87.5%	1	98.7%	4
Non-emergency WO - completion time	5.0%	2.00	8.14	1	2.63	3
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	42.00	1	24.67	1
Annual Inspections - complete %	10.0%	100.0%	20.0%	1	20.0%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 113.14	4	\$ 189.91	3

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	92.3%	2	88.7%	1
Expense - Actual to Budget %	15.0%	98.0%	119.8%	1	84.8%	4
14-day Notice efficiency	10.0%	98.0%	53.9%	1	83.8%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	1.5%	2	1.5%	2
Tenant collections %	15.0%	98.0%	99.2%	4	99.0%	4
Deposit collections %	10.0%	98.0%	93.2%	2	93.2%	2
Reserve position	20.0%	4.00	9.63	2.00	9.63	2.00

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.92	4	39.92	4
Management assessment (MASS)	25.0%	25.00	23.00	4	23.00	4
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	100.0%	4	100.0%	4
Pest control program effectiveness	10.0%	100.0%	101.8%	4	101.8%	4
Staff development - hiring and retention	10.0%	3.00	3.08	3	3.08	3
Staff development - training/development	10.0%	100.0%	0.0%	1	36.0%	1
Unit-turnaround time (total)	15.0%	100.0%	48.00	1	25.00	1

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	65.0%	2	59.8%	2
Safety and security	50.0%	3.00	4	4	4	4
Total category score			3.00		3.00	

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	4.00	2.50	0.38	2.80	0.42
Occupancy	10.0%	4.00	3.40	0.85	4.00	1.00
Financial position	10.0%	4.00	2.05	0.51	2.35	0.59
PHAS	10.0%	4.00	4.00	0.60	4.00	0.60
Management operations	10.0%	4.00	3.15	0.47	3.15	0.47
Tenant engagement	10.0%	4.00	3.00	0.15	3.00	0.15
Total SCORECARD				2.96		3.23

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM

APPLICATION/WAIT LIST

WAIT LIST	WL PRIOR	APPLICATIONS				VOU. ISSUED	WL CURRENT	WL AVG
		NEW	DENIED	INACTIVE	PURGED			
JAN	345	28	35	3	0	3	332	332.00
FEB							0	
MAR							0	
APR							0	
MAY							0	
JUN							0	
JUL							0	
AUG							0	
SEPT							0	
OCT							0	
NOV							0	
DEC							0	
TOTAL		28	35	3	0	3		

VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	10	3	0	0	0	0	0	13
FEB								0
MAR								0
APR								0
MAY								0
JUN								0
JUL								0
AUG								0
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		3	0	0	0	0	0	

HOUSING CHOICE VOUCHER PROGRAM

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – KNOX COUNTY

KNOX CO. HAP STATS	KNOX CO. VOUCH	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		KNOX CO.	TOTAL			
JAN	196	\$ 70,255.00	\$ 70,255.00	100.00%	\$ 358.44	\$ 358.44
FEB				▶ #DIV/0!	▶ #DIV/0!	
MAR				▶ #DIV/0!	▶ #DIV/0!	
APR				▶ #DIV/0!	▶ #DIV/0!	
MAY				▶ #DIV/0!	▶ #DIV/0!	
JUN				▶ #DIV/0!	▶ #DIV/0!	
JUL				▶ #DIV/0!	▶ #DIV/0!	
AUG				▶ #DIV/0!	▶ #DIV/0!	
SEPT				▶ #DIV/0!	▶ #DIV/0!	
OCT				▶ #DIV/0!	▶ #DIV/0!	
NOV				▶ #DIV/0!	▶ #DIV/0!	
DEC				▶ #DIV/0!	▶ #DIV/0!	
TOTAL	196	\$ 70,255.00	\$ 70,255.00	100.00%	\$ 358.44	

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – PORTABILITY

PORTABILITY HAP STATS	PORTED VOUCH.	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		PORTED	TOTAL			
JAN	4	\$ 4,648.00	\$ 4,648.00	100.00%	\$ 1,162.00	\$ 1,162.00
FEB				▶ #DIV/0!	▶ #DIV/0!	
MAR				▶ #DIV/0!	▶ #DIV/0!	
APR				▶ #DIV/0!	▶ #DIV/0!	
MAY				▶ #DIV/0!	▶ #DIV/0!	
JUN				▶ #DIV/0!	▶ #DIV/0!	
JUL				▶ #DIV/0!	▶ #DIV/0!	
AUG				▶ #DIV/0!	▶ #DIV/0!	
SEPT				▶ #DIV/0!	▶ #DIV/0!	
OCT				▶ #DIV/0!	▶ #DIV/0!	
NOV				▶ #DIV/0!	▶ #DIV/0!	
DEC				▶ #DIV/0!	▶ #DIV/0!	
TOTAL	4	\$ 4,648.00	\$ 4,648.00	100.00%	\$ 1,162.00	

HOUSING CHOICE VOUCHER PROGRAM

PROGRAM UTILIZATION

VOUCHER - UTILIZATION				BUDGET AUTHORITY - UTILIZATION				
MON	ACC	UML	%	HAP EXPENSE	BUDG. AUTH.	NRP	BA + NRP	%
JAN	285	200	70.18%	\$ 77,568.00	\$ 77,066.00	\$ 16,397.00	\$ 93,463.00	82.99%
FEB			▼ #DIV/0!				\$ -	▼ #DIV/0!
MAR			▼ #DIV/0!				\$ -	▼ #DIV/0!
APR			▼ #DIV/0!				\$ -	▼ #DIV/0!
MAY			▼ #DIV/0!				\$ -	▼ #DIV/0!
JUN			▼ #DIV/0!				\$ -	▼ #DIV/0!
JUL			▼ #DIV/0!				\$ -	▼ #DIV/0!
AUG			▼ #DIV/0!				\$ -	▼ #DIV/0!
SEPT			▼ #DIV/0!				\$ -	▼ #DIV/0!
OCT			▼ #DIV/0!				\$ -	▼ #DIV/0!
NOV			▼ #DIV/0!				\$ -	▼ #DIV/0!
DEC			▼ #DIV/0!				\$ -	▼ #DIV/0!

SEMAP scoring for voucher utilization (lease up) is based on % to baseline (280) of total voucher leased, or % of budget authority + NRP expended. To attain full points (20), the agency must achieve 98.0% utilization.

SEMAP FORECAST

SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM							
CATEGORY	PTS.	AVAIL.	SCORE	CATEGORY	PTS.	AVAIL.	SCORE
Wait List Management	15.0	15.0	100.00%	HQS - Pre-Contract	5.0	5.0	100.00%
Rent Reasonableness	20.0	20.0	100.00%	HQS - Annual Inspections	10.0	10.0	100.00%
Tenant Files	25.0	25.0	100.00%	Payment Standards	5.0	5.0	100.00%
Utility Allowances	5.0	5.0	100.00%	Annual Reexaminations	10.0	10.0	100.00%
HQS - Quality Control	5.0	5.0	100.00%	HAP/Voucher Utilization	0.0	20.0	0.00%
HQS - Enforcement	10.0	10.0	100.00%	SEMAP FORECAST	110.0	130.0	84.62%
				SEMAP FORECAST		Standard Performer	

Based on current trending, the agency would score as **Standard Performer** for the current SEMAP cycle.

AFFORDABLE HOUSING PRESERVATION (AHP)

AFFORDABLE HOUSING PRESERVATION (AHP)

BRENTWOOD MANOR

Brentwood Manor Apartments is located in Galesburg, Illinois right behind Galesburg High School. This apartment community is comprised of 72 units.

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	98.7%	4	97.3%	3
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	15.0%	5.00	0.00	4	27.17	1
Adequacy of wait list (ratio)	15.0%	1.00	4.42	4	4.42	4
Income targeting - % ELI admissions	0.0%	40.0%	40.0%	4	40.0%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	76.3%	1	97.4%	3
Non-emergency WO - completion time	5.0%	2.00	5.97	1	5.59	1
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	13.00	2	13.00	2
Annual Inspections - complete %	10.0%	100.0%	96.9%	3	96.9%	3
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	#####	1	\$ 415.67	1

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	103.9%	4	99.6%	3
Expense - Actual to Budget %	15.0%	98.0%	464.5%	1	105.3%	2
14-day Notice efficiency	10.0%	98.0%	100.0%	4	100.0%	4
Tenant accounts receivable (TAR) %	15.0%	1.5%	1.0%	FALSE	1.0%	FALSE
Tenant collections %	15.0%	98.0%	102.8%	4	98.7%	4
Deposit collections %	10.0%	98.0%	100.0%	4	100.0%	4
Reserve position	20.0%	4.00	-0.93	1.00	-0.93	1.00

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.20	4	39.20	4
Management assessment (MASS)	25.0%	25.00	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	2.00	1	2.00	1
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	100.0%	97.1%	4	95.2%	4
50058/50059 submissions	0.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	0.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	20.0%	100.0%	0.0%	1	91.2%	2
Pest control program effectiveness	20.0%	100.0%	91.1%	2	91.1%	2
Staff development - hiring and retention	20.0%	3.00	3.54	4	3.54	4
Staff development - training/development	20.0%	100.0%	0.0%	1	136.9%	4
Unit-turnaround time (total)	15.0%	100.0%	18.00	2	14.00	3

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	87.0%	3	81.6%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	4.00	2.65	0.40	2.85	0.43
Occupancy	10.0%	4.00	4.00	1.00	3.30	0.83
Financial position	10.0%	4.00	2.35	0.59	2.35	0.59
PHAS	10.0%	4.00	3.25	0.49	3.25	0.49
Management operations	10.0%	4.00	2.70	0.41	3.65	0.55
Tenant engagement	10.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.05		3.05
DESIGNATION				STANDARD		STANDARD

AFFORDABLE HOUSING PRESERVATION (AHP)

PRAIRIELAND TOWNHOUSE APARTMENTS

Tucked away on the southeast side of Galesburg, Illinois, this development is off the beaten path. Home to 65 two-story units, this property also has 13 project-based vouchers (PBV).

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	97.2%	3	98.9%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	0.00	4	2.75	3
Adequacy of wait list (ratio)	10.0%	1.00	12.47	4	12.47	4
Income targeting - % ELI admissions	10.0%	40.0%	0.0%	1	66.7%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	43.8%	1	93.8%	2
Non-emergency WO - completion time	5.0%	2.00	2.79	3	7.48	1
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	13.25	2	13.25	2
Annual Inspections - complete %	10.0%	100.0%	97.1%	3	97.1%	3
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 190.83	3	\$ 143.73	4

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	103.2%	4	102.3%	4
Expense - Actual to Budget %	15.0%	98.0%	90.2%	4	89.3%	4
14-day Notice efficiency	10.0%	98.0%	92.7%	2	96.5%	3
Tenant accounts receivable (TAR) %	15.0%	1.5%	3.3%	1	3.3%	1
Tenant collections %	15.0%	98.0%	102.0%	4	101.4%	4
Deposit collections %	10.0%	98.0%	100.0%	4	100.0%	4
Reserve position	20.0%	4.00	-5.81	1.00	-5.81	1.00

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.20	4	39.20	4
Management assessment (MASS)	25.0%	25.00	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	25.00	2.00	1	2.00	1
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	100.0%	94.3%	3	91.1%	3
50058/50059 submissions	0.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	0.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	20.0%	100.0%	0.0%	1	88.0%	1
Pest control program effectiveness	20.0%	100.0%	105.0%	4	105.0%	4
Staff development - hiring and retention	20.0%	3.00	3.54	4	3.54	4
Staff development - training/development	20.0%	100.0%	0.0%	1	128.8%	4
Unit-turnaround time (total)	15.0%	100.0%	15.25	3	14.44	3

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	90.0%	4	88.4%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				4.00		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	4.00	2.95	0.44	3.05	0.46
Occupancy	10.0%	4.00	3.45	0.86	3.90	0.98
Financial position	10.0%	4.00	2.75	0.69	2.85	0.71
PHAS	10.0%	4.00	3.00	0.45	3.00	0.45
Management operations	10.0%	4.00	3.05	0.46	3.65	0.55
Tenant engagement	10.0%	4.00	4.00	0.20	3.50	0.18
Total SCORECARD				3.10		3.32

AGENCY VISION

AGENCY VISION

WHO WE ARE.

The Knox County Housing Authority is a dynamic force in our community, providing high-quality affordable housing opportunities for individuals and families, while promoting self-sufficiency, empowerment, and a sense of community development.

Further, we will partner with other agencies to implement programs and services designed to help our families to not only succeed, but thrive.

WHAT WE DO.

The KCHA is the largest owner of rental housing in Knox County, Illinois, providing homes to over 1,300 people. We currently have 424 units of public housing – 196 units of family housing and 228 units for single, elderly, and disabled individuals. The agency also oversees 200 Housing Choice Vouchers (Section 8), as well as 138 units of affordable housing. In all, the KCHA provides or funds 762 units of affordable living.

WHO WE SERVE.

The population we serve is as diverse as the community we live in. Our clients represent a broad range of cultures, backgrounds, and stages in life – from hard working individuals and families to persons with disabilities and special needs to single parents seeking to improve the quality of life for their families.

Each year, the combination of low wages, unemployment, rising housing costs, and generational poverty affects thousands of residents in Knox County. The epidemic has reached crisis-level. The Knox County Housing Authority is here to help.

